

**Property Features for
223 BROPHYS LANE, THE BLUE MOUNTAINS**

Exterior

- Year built 2006
- Detached waterfront home
- 54ft of waterfront
- Sandy beach
- Dock
- Back deck
- Landscaping
- In ground sprinkler system
- 1.5 car attached garage
- Front porch

Interior

- 4 bedrooms plus den
- 2.5 bathrooms
- 2528 SqFt
- Open plan main level
- Mudroom
- Den (could be a guest bedroom)
- Living room
- Kitchen/dining
- Sauna
- Main floor laundry
- Crawl space
- Forced air gas heat

Main floor

- Great room with 9ft ceilings, gas fireplace and bay views
- Walk out to private back deck
- Kitchen/dining
 - Miele dishwasher
 - Kitchen-aide double ovens and 4 burner gas stove top
 - Antique Honed Granite Kitchen countertop
 - Cherry Cabinets
- Den with window seat
- 2pc powder room
- Laundry
- Mudroom with access to the garage

2nd level

- 3 guest bedrooms
- 1 master suite with ensuite bath
- 5 pc Guest bathroom
- Sauna



Master Suite

- Master suite with 3pc ensuite and Georgian bay views
- Custom king size bed
- 3pc Ensuite
 - Heated floors
 - Dual flush Toto toilets

Guest bedrooms

- 3 good sized guest bedrooms, one with water views

The Area

- Short drive from Blue Mountain, Thornbury and Collingwood

Other listing details

- Taxes - \$7050 (2020)
- Heat Primary/Sec: Forced Air-Gas/ Fireplace-Gas
- HVAC: Air Conditioner, HRV System
- Foundation: Poured Concrete
- Exterior Finish: Stone, Wood
- Services: Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Telephone
- Topography: Clear View, Flat
- Roofing: Asphalt
- Water/Supply Type: Municipal
- Sewage: Septic
- Built by Taylor Home Enterprises Ltd
- All cabinetry is custom built (including laundry room) by Nottawa Kitchens
- Decks - Trek decking
- Blinds - Hunter Douglas (except in front bedroom and Den)
- Chamberlain Liftmaster electric garage door opener with remote and keypad entry
- Remote Water shutoff switch for extended absences.
- Rinnai C53 on-demand water heater
- Heat - Glo natural gas fireplace
- Huronia Alarms - smoke and CO also monitored
- York gas furnace, variable speed motor - July 2016
- AC York - 2006
- Eco Flow Septic system by Walter Wastewater Treatment Services

Utilities

- Doug Shaw - winter snow plowing anytime during the week - \$372.90
- Georgian Sprinklers - does a winter shutdown only - \$96



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable.
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INCLUSIONS

- Garage - All shelving, bike racks and hooks
- Mudroom - Coat rack, shelves, fishing rod rack and rugs
- Front hall - Front hall rug
- Den - TV stand, bench cushion and pillows
- Laundry Room - Washer and dryer, white clothes rack
- Dining room - chandelier
- Kitchen - bar stools, refrigerator (as is), stove, double ovens, fan, dishwasher
- Living room - Shelf, runners, carpet in front of sliding glass doors
- Master bedroom - King bed headboard, box spring, night tables, dresser, wall lights
- Yellow bedroom - All bed frames, queen box spring, bunk bed mattresses, rug, night table
- Green bedroom - Queen box spring and frame, single bed and mattress, night tables, rug
- Office - Futon, desk, printer table, dresser in closet, carpet
- Back area - Docks, Adirondack chairs, table, foot stools, BBQ, hanging flower basket on deck
- OTHER - Drapes, blinds, window coverings, all closet inserts, on demand hot water heater, furnace, central vacuum (as is), Sprinkler system (as is), Alarm system
- Bathrooms - All mirror, towel racks

EXCLUSIONS

- Front porch - Furniture (2 chairs, table, foot stool)
- Den - TV, rug
- Laundry room - small freezer
- Living room - main living room rug
- Master bedroom - Hutch in alcove, Chez lounge, king mattress
- Yellow bedroom - Desk and chair, queen mattress
- Green bedroom - Dresser and queen mattress
- Back area - Sectional couch and small tables, dock and deck planters
- OTHER - all linens, pillows, duvets
- Huronia Alarms - (house, temperature & sump pump) - \$325.44
- Dock - Docks Unlimited - Spring installation - \$791
- Fall removal - \$452 Septic \$130



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