

# 111 GEORGIAN BAY Lane, The Blue Mountains, Ontario N0H 1J0

Client Full

**111 GEORGIAN BAY Ln The Blue Mountains**

MLS® #: 264114

**Active / Residential**

Price: **\$2,500,000**



## Grey/Blue Mountains/Blue Mountains 2 Storey/House

	Beds	Baths	Kitch
Lower	1	1	
Main	1	2	1
Second	3	2	

Beds: **5 ( 4 + 1 )**  
 Baths: **5 ( 4 + 1 )**  
 SF Total: **5,184/Plans**  
 SF Range: **5001 to 6000**  
 Abv Grade Fin SF: **3,279.00**  
 Blw Grade SF: **1,905.00**  
 Common Interest: **Condominium**  
 Tax Amt/Yr: **\$22,486/2020**  
 Condo Fee/Freq: **1,130.24**

Remarks/Directions

**Public Rmks:** Spectacular home located in The Private Residences at GBC. This exquisite property boasts enhanced upgrades to the home automation system, high end features & designer finishes throughout, including a 2 car garage w/access to the lower level, radiant heated marble floors, imported marble countertops in all bathrooms/kitchen/laundry & gorgeous Bay views! Entertain in the open concept, Downsview kitchen, w/luxury marble countertops & wolf & sub-zero appliances, dining & great rm w/Gas fp & large windows w/golf course & bay views. The main floor master has an ensuite, large WIC, Gas fp & walkout. 3 beds upstairs incl a master suite, shared bath & office. The lower level has Onyx feature wall, counters & backsplash, home theatre, wine cellar, bed, gym & wet bar. Outside boasts landscaped gardens, natural stone patios & hot tub. Move in & start living the life of luxury w/maintenance free living, quality lifestyle & golfing/dining at the award-winning GBC. Covid 19 protocols in place.

**Directions:** Off HWY 26 Turn onto Grey Road 40, Turn onto 7th Line, Turn towards Georgian Bay Club, Georgian Bay Lane is on your left

Common Elements

Assoc Amenities: **BBQs Permitted, Club House, Visitor Parking, Year Round Living**  
 Assoc Fees: **\$1,130**  
 Assoc Fee Incl:  
 Assoc Fee Rmks:  
 Prop Mgmt Co:  
 Prop Mgt Contact: **E & H Property Management/519-599-3585**  
 Building Name: **Georgian Bay Club**

Pets Allowed: **Yes**  
 Locker: **None**  
 Condo Corp #: **105**  
 Condo Corp Yr End: **05/31/2021**  
 Status Certificate:

Exterior

Exterior Feat: **Hot Tub, Landscape Lighting, Lawn Sprinkler System, Patio(s), Privacy, Year Round Living**  
 Construct. Material: **Stone, Wood**  
 Shingles Replaced:  
 Year/Desc/Source: **2016/Completed / New/**  
 Property Access: **Year Round Road**  
 Pool Features: **None**  
 Parking Features: **Attached Garage, Paver Stone Driveway, Private Double Driveway, Visitor Parking, Exclusive Parking**  
 Parking Spaces:  
 Garage Sp/Desc: **2 Spaces**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**  
 Water Source: **Municipal**  
 Lot Size:  
 Area Influences: **Cul de Sac/Dead End, Golf, Landscaped, Rec./Community Centre, Shopping Nearby, Skiing, Trails**  
 View: **Water**  
 Topography: **Clear View, Flat, Open space**  
 Restrictions: **Subdiv. Covenant**

Interior

Interior Feat: **Cathedral Ceiling, Central Vacuum, Countertop Range, Main Floor Laundry, Oven Built-in, Water Heater**  
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)**  
 Basement: **Full Basement, Fully Finished**  
 Cooling: **Other**  
 Heating: **Forced Air, Gas**  
 Under Contract: **None**  
 Inclusions: **Dishwasher, Dryer, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Refrigerator, Stove, Washer,**

Contract Cost/Mo:

Exclusions: **Window Coverings**  
**Piano**

Brokerage Information

List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#)  
Source Board: **Southern Georgian Bay**

**Prepared By: STEVE SIMON, REALTOR® Salesperson**  
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**Date Prepared: 09/09/2020**

**\*Information deemed reliable but not guaranteed.\*** CoreLogic Matrix

### Owner Information [Click to purchase](#)

Parcel Register

Owner Name: **SZEKELY, KENNETH**

### Location Information

Street Number:	<b>111</b>	Street Name:	<b>GEORGIAN BAY</b>
Street Suffix:	<b>Lane</b>	City Name:	<b>Town of Blue Mountains</b>
Postal Code:	<b>K0E 1E0</b>		

### Valuation & Equity (Estimate) [Click to purchase AVM Enhanced Residential Report](#)

### Land Registry Information [Click to purchase Residential Detail Level 2 Report](#)

PIN: **379050004**

Land Registry Status: **ACTIVE**

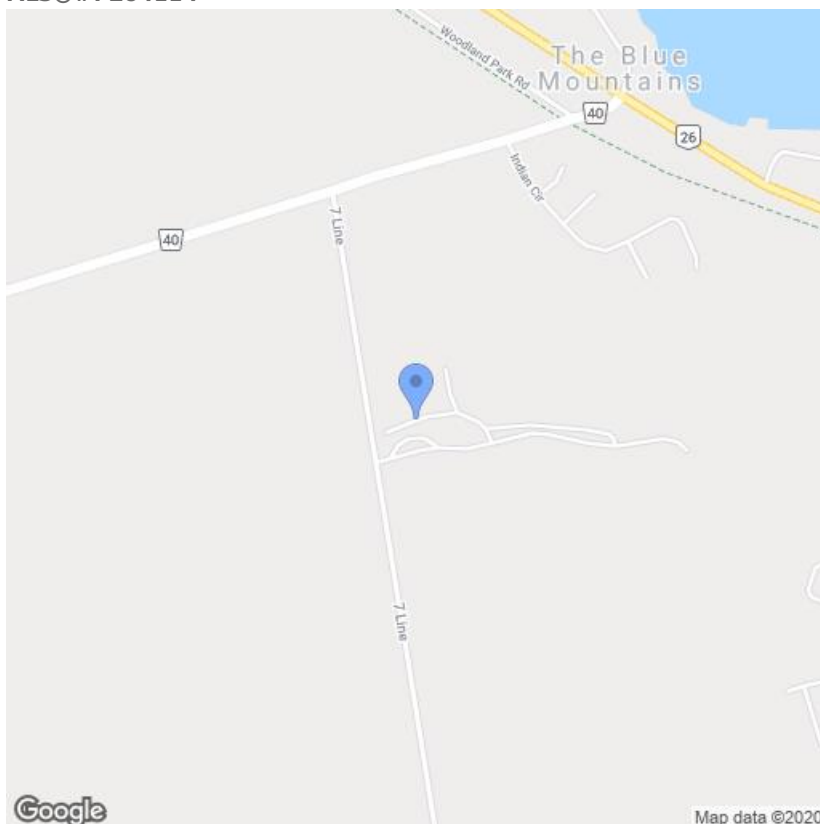
Legal Description: **UNIT 4, LEVEL 1, GREY STANDARD CONDOMINIUM PLAN NO. 105 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN GY138965 TOWN OF THE BLUE MOUNTAINS**

### Property [Click to purchase Residential Floor Area Report](#)

### Last Market Sale

Last Sale Date:	<b>07/28/2017</b>	Last Sale Price:	<b>2243737</b>
Last Sale Type:	<b>T</b>		

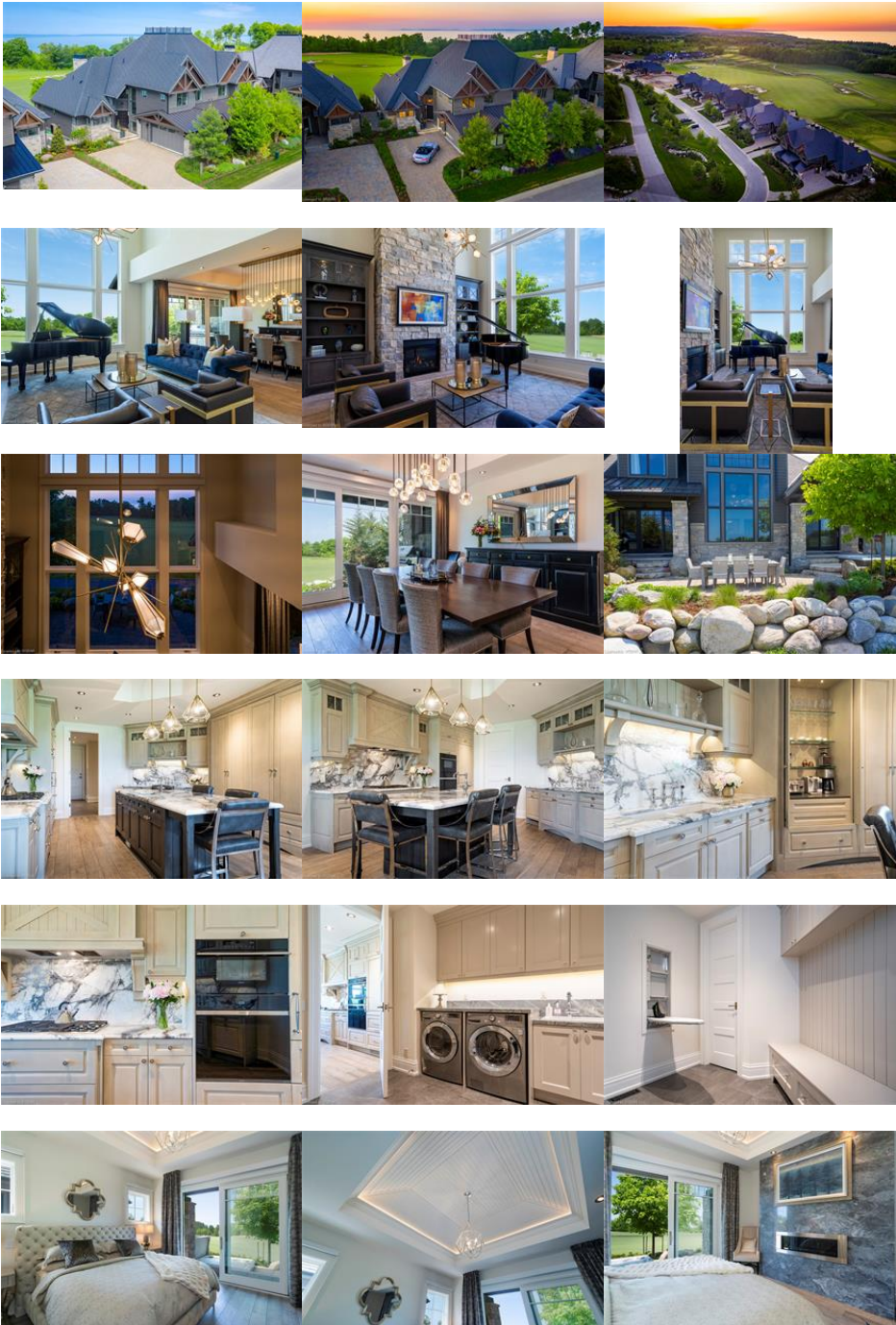
**MLS® #: 264114**



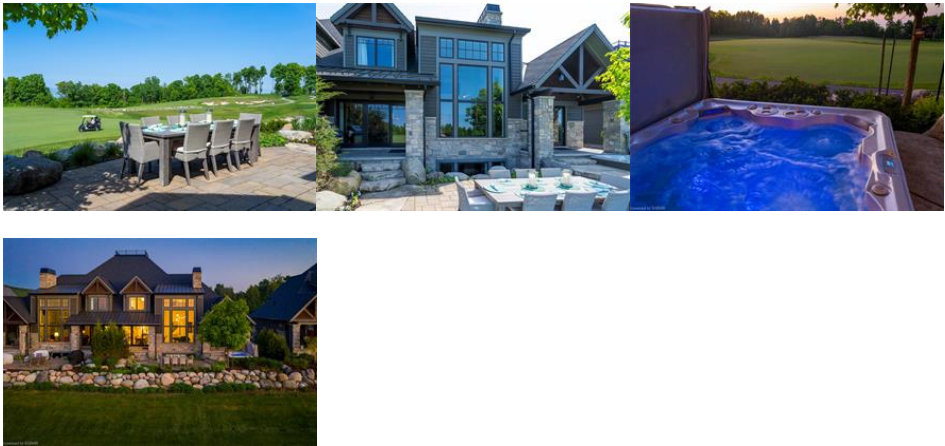
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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece
Dining Room	Main	14.03 x 15.08	4.27 M x 4.57 M	
Kitchen	Main	15.03 x 17.01	4.57 M x 5.18 M	
Laundry	Main	11.07 x 13.08	3.35 M x 3.96 M	
Living Room	Main	15.07 x 22	4.57 M x 6.71 M	
Master Bedroom	Main	14.04 x 14.04	4.27 M x 4.27 M	
Bathroom	Second			3-Piece
Bathroom	Second			5+ Piece
Bedroom	Second	11.1 x 20.09	3.35 M x 6.10 M	
Bedroom	Second	11.08 x 17.03	3.35 M x 5.18 M	
Master Bedroom	Second	15.02 x 23.05	4.57 M x 7.01 M	
Office	Second	14.02 x 15.01	4.27 M x 4.57 M	
Bathroom	Lower			3-Piece
Bedroom	Lower	14.02 x 13.04	4.27 M x 3.96 M	
Exercise Room	Lower	18 x 19.09	5.49 M x 5.79 M	
Media Room	Lower	29.06 x 22.07	8.84 M x 6.71 M	
Bonus Room	Lower	6.11 x 12.05	1.83 M x 3.66 M	
Bonus Room	Lower	12.07 x 10.04	3.66 M x 3.05 M	

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Green Energy Efficient:  
Green Energy Generation:  
Green Indoor Air Quality:  
Green Sustainability:  
Green Water Conservation:  
Energy Certification:  
Information Statement:

Date:

Level:

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Click the LifeStyle Match button to prioritize which property features matter most to you.