



**STEVE SIMON**  
Lifestyles North Real Estate Team  
steve@lifestylesnorth.com  
Ph: 705-994-2353



## Cross Property Client Full RES

**223 BROPHYS LANE**

**Residential/ Single Family/ For Sale**

**Price:**  
**\$1,650,000.00**

**The Blue Mountains, ON L9Y 0K4**  
**Grey County/ Blue Mountains (The)/**

**Active**



MLS#: **262917**  
List Date: **29-May-2020**  
Bedrooms (AG/BG): **4 ( 4/ 0)**  
Bathrooms (F/H): **3 ( 2/ 1)**  
Type: **Detached**  
Style: **2 Storey**  
Sqft Above Grade: **2,528**  
Sq Ft Finished: **2,528**  
Sq Ft Source: **Floor plan(s)**  
New Construction: **No**  
Title/Ownership: **Freehold**  
Fronting On: **North**  
Lot Front: **50.00**  
Road Access Fee: **Year Round**  
Access: **Year Round**  
Garage Spaces/Type: **1.5/ Attached**  
Driveway Spaces/Type: **2/ Private Single Wide/ Gravel**  
Waterfront: **Yes**  
WF Type/Name: **Lake/ Georgian Bay**  
Shore Rd Allowance: **Not Owned**  
WF Features: **Beach, Dock, Water Access**  
Shore Line: **Clean, Mixed, Rocky, Sandy**  
Leased Land Fee:  
Sqft Below Grade: **0**  
Sq Ft. Unfinished  
# Rooms: **11**  
Recreational: **No**  
Year Built/Desc: **2006/ Completed / New**  
Lot Depth: **150.00**  
Lot Size/Acres: **Under .5 Acre/**  
WF Exposure: **North**  
WF Frontage Ft: **54**  
Plumbing Age:

**Public Remarks:** **WATERFRONT! 4 bed+den home featuring spectacular Bay views, 54ft of waterfront & incredible sunsets, located in a desirable neighbourhood in The Blue Mountains. Outside boasts a sandy beach, deck with a gas BBQ hook up & a dock overlooking the bay, the perfect place to enjoy outdoor living throughout the summer. The open plan main floor features floor to ceiling windows to accentuate the Bay views, cherry wood kitchen w/ bfast bar, built in appliances & gas range, a dining area & living space w/ gas fp & impressive water views. In addition you'll find a den w/ built in window seat, main floor laundry, powder rm, hardwood floors throughout & mudroom w/ access to the garage. Head upstairs to find a master suite, 3 guest beds, 5pc bath & a sauna! The master bed features incredible views of the Bay, double closet, custom king size bed & 3pc ensuite. Looking for a retreat a few steps from 54ft of waterfront, close to all the area's amenities? This is the ideal getaway. Covid 19 protocols in place.**

**Directions:** **HWY 26, turn onto Brophys Lane near The Alphorn restaurant, follow road around, home located on the water side**

### Interior Features

Interior Features: **Alarm System, Cathedral Ceiling, Central Vacuum, Countertop Range, Main Floor Laundry, Sauna, Smoke Detector, Winterized, Other (see remarks)**  
Basement: **Crawl Space/ None/**  
Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas**  
HVAC: **Air Conditioner, HRV System**  
Under Contract/Rental Items: **Internet**  
Fireplace:  
Foundation: **Poured Concrete**  
Plumbing Age:

### Exterior Features

Add'l Monthly Fees: **Exposure: Pool: None**  
Exterior Finish: **Stone, Wood**  
Restrictions: **None**  
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/**  
Exterior Features: **Deck(s), Lawn Sprinkler System, Porch, Year-Round Living**  
Site Influences: **Beach, Downtown, Golf, Lake Access, Landscaped, Major Highway, Shopping Nearby, Skiing, Trails, Water View**  
Alternative Power:  
Yr Roof Surface Replaced:  
Sewage: **Septic**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Central Vac, Smoke Detector See documents for more inclusions.**

Exclusions: **See documents for exclusions.**

### Tax Information

Roll#: **424200000312200**  
Pin#: **373140166**  
Assessment \$/Year: **\$786,000/2020**  
Legal Description: **LT 72 PL 529 COLLINGWOOD; THE BLUE MOUNTAINS**  
Local Improve Fee/Comments /  
Zoning: **R1**  
Survey/Year: **Yes 2006**  
Taxes/Year: **\$7,050/ 2020**  
Survey Type: **Available**

### Rooms

Room	Level	Dimensions	Features
Bathroom	M		2-Piece
Den	M	11'8"x14'2"	

Dining Room	M	12'1"x14'	
Kitchen	M	12'1"x11'9"	
Living Room	M	17'10"x14'8"	
Bathroom	2		3-Piece, Ensuite
Bathroom	2		5+ Piece
Bedroom	2	14'10"x14'11"	
Bedroom	2	18'5"x10'6"	
Bedroom	2	13'6"x14'14"	
Master Bedroom	2	17'1"x13'11"	

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 06/03/2020

Prepared By: STEVE SIMON, Salesperson

Royal LePage Locations North (Thornbury), Brokerage