

**Property Features of
120 Alta Road, The Blue Mountains**

Exterior

- Chalet
- Grand entrance
- Front porch with timber accents
- 2 car garage
- Expansive back deck
- Covered deck area
- Wood burning fireplace
- Low maintenance gardens
- Mountain views

Interior

- 5 bedrooms
- 3.5 bathrooms
- Wood floors
- Open plan main floor
- Great room
- Kitchen/dining
- Main floor master suite
- Mudroom/laundry with access to the garage
- Den
- Upper loft/den
- Fully finished lower level
- Rec/games room

Great room

- Cathedral ceilings
- Floor to ceiling windows
- Stone surround gas fireplace
- Backyard views - lush greenery and mature trees

Kitchen/dining area

- Breakfast bar
- Walk out to back deck

Master suite

- Walk out to back deck seating area
- 4pc ensuite bath with soaker tub and walk in shower
- Walk in closet

Upper floor

- 2 guest bedrooms
- All bedrooms have walk in closets
- Shared 4pc bathroom
- Loft/den space overlooking the main floor

Lower level

- Ample space to entertain
- Huge rec/games room
- 2 bedrooms
- Shared 4pc bathroom



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- Big storage space
- Utility rooms

Area

- Steps from Alpine Ski Club
- Close to the areas private ski and golf clubs, Blue Mountain Village and Thornbury
- 10 minute drive from Collingwood

Utilities

- UTILITIES – all estimates from 2019
- Enbridge/Union Gas \$1200 annual
- Union Electric \$1800 annual
- BW Utilities Water \$600
- Lawn & Gardens Maintenance - Clarks Landscaping \$1000 annual
- Alarm & Smart Home System - Top Installations \$360 annual (extra if you want online home monitoring through Alarm.com of \$20/month)
- Snow Removal \$600 annual
- House Cleaning Crew Caring Hands as needed

UPGRADES TO PROPERTY

- \$200,000 in landscaping as all trees, gardens, fire pit (2020) driveway pave, Fencing etc.
- Entire exterior repainted and stained in 2018
- Entire interior repainted in 2018
- New back deck installed 2020
- New fire-pit with flag stone done 2020
- Basement bathroom reno with doubler sinks added 2018
- Basement floors redone with engineered vinyl floors and new carpet in bedrooms in 2018
- New carpet installed to both upper bedrooms and stair runner installed throughout 2018
- Mulched front gardens 2020
- New garage door openers 2019
- Dual new sub pumps installed 2019 with battery back up
- Hot water tank is owned
- Furnace is a Carrier Infinity 2005 installed
- Home built by Redwood homes (Jeff Becker) in 2005
- Roof done in 2005

Other property information

- Taxes: \$7873
- Heat Primary/Sec: Forced Air-Gas/ Fireplace-Gas
- HVAC: Air Conditioner, Air Exchanger
- Foundation: Poured Concrete
- Exterior Finish: Stone, Wood
- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone
- Roofing: Asphalt
- Water/Supply Type: Municipal
- Sewage: Municipal Sewers
- Site Influences: Beach, Golf, Landscaped, Schools, Shopping Nearby, Skiing, Trails



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Exclusions

- Hot Tub, furniture, games tables, televisions, patio furniture and chairs

Inclusions

- Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings
- All light fixtures
- All ceiling fans
- All garage openers, All Mechanical Equipment: air conditioner, furnace, Hot water Tank and sub pumps
- Fire pit
- Alarm system including all cameras and key pads



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