

**Property Features of  
159 Tyrolean Lane, The Blue Mountains**

**Exterior**

- Semi detached
- Investment opportunity - Legal STA
- Plenty of driveway space
- Mountain views
- Walking distance to Blue Mountain
- Foundation: Concrete Block
- Exterior Finish: Stucco
- 2 decks
- Large backyard with fire pit

**Interior**

- 6 bedrooms
- 2 bathrooms
- Open plan Living/Kitchen/dining
- Sauna
- Fully finished lower level

**Great room**

- Stone surround gas fireplace
- Mountain views
- Walk out to balcony

**Kitchen/dining area**

- Breakfast bar
- Dining area with seating for 18

**Master suite**

- Walk out to back deck
- 4pc ensuite bath

**Lower level**

- Ample space to entertain
- Large rec room
- 3 bedrooms
- Utility room

**Area**

- Walking distance to Blue Mountain
- Close to the areas private ski and golf clubs
- 10 minute drive from Collingwood and Thornbury



\*\* The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

**Other property information**

- Basement: Full/ Fully Finished/
- Heat Primary/Sec: Forced Air-Gas/ Fireplace-Gas, Natural Gas
- HVAC: Air Conditioner, Central Air
- Under Contract/Rental Items: Hot Water Tank
- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Telephone
- Topography: Clear View, Flat
- Roofing: Asphalt
- Water/Supply Type: Municipal-Metered
- Sewage: Municipal Sewers
- Exterior Features: Balcony, Deck(s), Year-Round Living
- Site Influences: Beach, Golf, Schools, Shopping Nearby, Skiing, Trails

**Exclusions**

- Furniture negotiable

**Inclusions**

- Dishwasher, Refrigerator, Stove



\*\* The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.