

**Property Features of  
1703 Concession 10 Nottawasaga**

**Exterior**

- Exterior Finish: Stucco
- Foundation: ICF
- Georgian Bay and Escarpment views
- In ground pool
- Covered patio
- Balcony
- 23 acres
- 3 paddocks
- Fenced pasture
- Barn with water
- Quonset hut
- Double car garage

**Interior**

- 7 bedrooms
- 4.5 bathrooms
- 7462sqft
- Great room
- Kitchen/dining area
- Main floor master
- Study
- Mudroom/laundry
- Powder room

**Great room**

- High ceilings
- Stone surround fireplace
- Double french doors leading out to the pool area

**Kitchen/dining area**

- Granite countertops
- Island
- Breakfast bar
- Wine fridge
- Dining space

**Master suite**

- Walk out to pool area
- 5pc ensuite bath with soaker tub
- Walk in closet

**Upper floor**

- Impressive bay views
- 3 guest bedrooms
- All bedrooms have walk in closets and balconies
- Balcony with steps down to the pool
- Shared 5pc bathroom
- 3pc ensuite bath



\*\* 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.

**Lower level**

- Entertainers dream!
- Huge pub/games area
- Oversized wine cellar
- Theatre room with access up to the garage
- 3 bedrooms
- Shared 3pc bathroom
- Wood burning fireplace

**Area**

- Minutes from Devils Glen Country Club
- 15 minute drive from Collingwood

**Other property information**

- Taxes: \$10,031
- Interior Features: Alarm System, Carbon Monoxide Detector, Cathedral Ceiling, In-law Capability, Main Floor Laundry, Smoke Detector, Other (see remarks)
- Basement: Full/ Fully Finished
- Heat Primary/Sec: Forced Air-Propane/ Fireplace-Wood, Hot Water-Propane, Propane, Woodstove
- HVAC: Air Conditioner, Central Air
- Pool: In Ground
- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Telephone
- Topography: Clear View, Sloping, Wooded/Treed
- Roofing: Metal
- Water/Supply Type: Well/ Drilled Well
- Sewage: Septic
- Water Treatment: UV System, Water Purification, Water Softener
- Exterior Features: Balcony, Deck(s), Fenced Partial, Patio(s), Privacy, Year-Round Living
- Other Structures: Sauna, Shed, Workshop
- Site Influences: Airport, Golf, Hobby Farm, Major Highway, Shopping Nearby, Skiing, Trails, Water View

**Inclusions**

- Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Garage Door Opener, Pool Equipment

**Exclusions**

- None



\*\* 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.