



**Giovanni Boni**  
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### Cross Property Client Full RES

**120 ALTA ROAD**

**Residential/ Single Family/ For Sale**

**Price:**  
**\$1,850,000.00**

**The Blue Mountains, ON N0H1J0**  
**Grey County/ Blue Mountains (The)/**

**Active**



MLS#: **275740**  
List Date: **21-Jul-2020**  
Bedrooms (AG/BG): **5 ( 3/ 2)**  
Bathrooms (F/H): **4 ( 3/ 1)**

Type: **Detached**  
Style: **1.5 Storey**  
Sqft Above Grade: **3,094**  
Sq Ft Finished: **5,099**  
Sq Ft Source: **Floor plan(s)**  
Sqft Below Grade: **2,005**  
Sq Ft. Unfinished:

New Construction: **No**  
Title/Ownership: **Freehold**  
# Rooms: **14**  
Recreational: **No**  
Year Built/Desc: **2004/ Completed / New**

Fronting On: **South**  
Year Built/Desc: **2004/ Completed / New**  
Lot Front: **98.00**  
Lot Depth: **188.00**  
Road Access Fee:   
Lot Size/Acres: **Under .5 Acre/**  
Access: **Paved Road, Year Round**

Garage Spaces/Type: **2.0/ Attached**  
Driveway Spaces/Type: **2/ Private Single Wide/ Asphalt**  
Waterfront: **No**  
WF Exposure:   
Leased Land Fee:

**Public Remarks:** **Luxury 5 bed, 3.5 bath chalet steps to Alpine Ski Club, featuring a grand entrance w/timber accents, open concept main floor, picturesque backyard & numerous updates. The main level boasts unique wood floors, a sunken living room w/stone surround gas fp, floor to ceiling windows, kitchen/dining w/bfast bar & walk out to covered back deck, mudroom/laundry w/access to the 2 car garage, den & master suite. The master bed offers a cozy gas fp, WIC, walk out & spa-like ensuite w/soaker tub. Upstairs you'll find a loft space overlooking the main level, 2 beds, both with WIC and a shared 4pc bath. Head down to the lower level where there's ample space for entertaining; with a large rec/games room, 2 beds & 5pc bath, this is the ideal area for guests! Outside boasts an expansive deck w/wood fp & mountain views, gas bbq hook up, fire pit, low maintenance gardens. Walking distance to Alpine Ski Club & a short drive to the areas beaches, Golf, shops, trails & dining! Covid 19 protocols in place.**

**Directions:** **HWY 26, Arrowhead Road, Alta Road**

#### Interior Features

Interior Features: **Alarm System, Cathedral Ceiling, Gas Stove(s), Sump Pump**  
Basement: **Full/ Fully Finished/** Fireplace:  
Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas**  
HVAC: **Air Conditioner, Air Exchanger** Foundation: **ICF**  
Under Contract/Rental Items: **None** Plumbing Age:

#### Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**  
Exterior Finish: **Stone, Wood**  
Restrictions: **None**  
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone**  
Topography: **Flat** Alternative Power:  
Roofing: **Asphalt** Yr Roof Surface Replaced:  
Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**  
Exterior Features: **Deck(s), Porch**  
Site Influences: **Beach, Golf, Landscaped, Schools, Shopping Nearby, Skiing, Trails**

#### Inclusions/Exclusions

**Inclusions:** **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings all light fixtures, all window coverings, all ceiling fans, all garage openers, All Mechanical Equipment: air conditioner, furnace, Hot water Tank and sub pumps, 2 fire pit, alarm system including all cameras and key pads**

**Exclusions:** **Hot Tub, furniture, games tables, televisions, patio furniture and chairs**

#### Tax Information

Roll#: **424200000625630** Local Improve Fee/Comments /  
Pin#: **371440434** Zoning: **R1** Taxes/Year: **\$7,873/ 2020**  
Assessment \$/Year: **\$875,000/2020** Survey/Year: **No** Survey Type:  
Legal Description: **LT 15 PL 1126; S/T R388723; THE BLUE MOUNTAINS**

#### Rooms

| Room           | Level | Dimensions  | Features         |
|----------------|-------|-------------|------------------|
| Bathroom       | M     |             | 2-Piece          |
| Bathroom       | M     |             | 4-Piece, Ensuite |
| Master Bedroom | M     | 15'2"x19'4" |                  |
| Living Room    | M     | 22'3"x17'1" |                  |
| Kitchen        | M     | 12'8"x14'6" |                  |
| Dining Room    | M     | 11'5"x14'6" |                  |
| Office         | M     | 9'11"x9'11" |                  |
| Bathroom       | 2     |             | 4-Piece          |

|                 |   |              |          |
|-----------------|---|--------------|----------|
| Bedroom         | 2 | 19'1"x14'4"  |          |
| Bedroom         | 2 | 19'x15'5"    |          |
| Bathroom        | L |              | 5+ Piece |
| Bedroom         | L | 10'11"x18'3" |          |
| Bedroom         | L | 15'1"x19'1"  |          |
| Recreation Room | L | 26'3"x30'8"  |          |

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Client Full Report

Date Printed: 07/23/2020

Prepared By: Giovanni Boni, Salesperson

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