

**Property Features of
153 Indian Circle, The Blue Mountains**

Exterior

- Chalet style home with many wood and stone features
- Direct access to the Georgian Trail
- 100 yards from the Georgian Bay Club
- Exclusively designed subdivision – great neighbourhood
- 4 minutes to Thornbury and ski hills
- Shed for pool and garden storage
- Salt water inground pool
- Oversized garage with storage and automatic door openers
- Beautiful landscaping and perennial gardens
- Fenced dog run area
- Fire pit
- In ground irrigation system
- Natural gas BBQ hookup

Interior

- 6 bedrooms
- 3.5 bathrooms
- Equipped with high end audio speakers
- Hemlock wood floors
- Nest equipped for remote control of heating and AC
- Stone feature wall in foyer
- Post and beam details around the home
- 2 decks off the main floor with views to the forest
- Open plan kitchen/dining
- Great room
- Mudroom
- Laundry with custom cabinetry
- Powder room with stone feature wall
- Fully finished walk out lower level
- Upper floor with loft space

Great room

- Brick surround wood burning fireplace with glass doors and heatilator
- Huge vaulted ceilings
- Built ins around TV area
- Walk out to balcony with forest views

Master suite

- Walk out to balcony
- 5pc ensuite bathroom with soaker tub
- Walk in closet

Kitchen/dining area

- High end appliances
- Island with breakfast bar
- Stone countertops
- Wood cabinets
- Dining space with walk out to balcony



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Upper floor

- 3 guest bedrooms all with sloped ceilings, built in windows seats and big closets
- Loft space
- 4pc bathroom

Lower level

- Heated concrete floors
- 2 bedrooms, one with a walkout
- Rec room with gas fireplace and walkout
- Shared 3pc bathroom with steam shower

Area

- Located 100 yards from the nearest fairway at The Georgian Bay Club
- Close to the areas private ski clubs, beaches and trail system
- 5 minute drive to Thornbury
- A short drive to Blue Mountain Village



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UPDATES

Exterior

- Salt water pool and fencing of same
- 'She' shed and flower boxes
- Bridge
- New driveway
- Perennial gardens, shrubs and a many trees
- Dog run wth fencing
- Irrigation system

Interior

- Alarm system

Other property information

- TAXES approx: \$9800 (2020)
- Hot water on demand
- Municipal water and sewers
- Construct. Material: Stone, Wood
- Roof: Asphalt Shingle
- Foundation: Poured Concrete
- Other Structures: Fence - Partial, Shed
- Pool Features: Inground, Outdoor, Salt
- Parking Features: Attached Garage, Gravel Driveway, Private Double Driveway
- Parking Spaces: 6
- Driveway Spaces: 4
- Garage Sp/Desc: 2 Spaces
- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone, Underground Wiring
- Lot Front: 98.26
- Lot Depth: 143.34
- Area Influences: Beach, Campground, Dog Park, Downtown, Golf, Highway Access, Landscaped, Library, Park, Public Parking, Schools, Shopping Nearby, Skiing, Trails
- View: Trees/Woods
- Cooling: Central Air
- Heating: Forced Air, Gas
- Fireplace: Natural Gas, Wood
- Under Contract: None
- Electric Age: 2015
- Plumbing Age: 2015
- Furnace Age: 2015

Inclusions

- Dishwasher, Dryer, Freezer, Garage Door Opener, Gas Stove, Microwave, Pool Equipment, Refrigerator, Washer, Window Coverings
- Wardrobe/armoire in front hall, all attached light fixtures
- Armoire in the mudroom
- All beds and chests in upstairs bedrooms
- Upright freezer in the garage.

Exclusions

- none



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