

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

**Exterior**

- Chalet
- Steps from the hills at Alpine Ski Club
- Front covered deck/porch
- 2 car garage with epoxy resins floors
- Low maintenance landscaped gardens
- Ski hill views
- Zoned sprinkler system
- Landscaped gardens

**Interior**

- 5 bedrooms
- 3.5 bathrooms
- Wood floors
- Open plan main floor
- Living room
- Kitchen/dining
- Main floor master suite
- Main floor laundry
- Mudroom/laundry with access outside
- Upper floor
- Fully finished ground level

**Living room**

- Double sided gas fireplace
- Lots of light

**Kitchen/dining area**

- Tall ceilings
- Island with breakfast bar
- Built in appliances
- Granite countertops and backsplash
- Double sided gas fireplace

**Master suite**

- Main floor
- Multiple closet space
- 3pc ensuite bath

**Upper floor**

- 2 guest bedrooms
- 1 master suite with 5pc ensuite bath
- All bedrooms have walk in closets
- Shared 5pc bathroom



\*\* 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.

#### Ground level

- Legal suite - perfect for nanny/in law suite
- Ample space to entertain
- Huge rec room
- Guest bedroom
- Full kitchen with island
- Storage space
- Access to the garage
- Shared 4pc bathroom
- Utility room
- Walk out to back of property

#### Area

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

#### Utilities

- Estimate for 2025

Date	Utility	Amount
February	Enbridge	\$266.90
February	Water bill	\$186.42
February	HydroOne	\$175.44
March	Enbridge	\$267.72
March	HydroOne	\$175.44
April	Enbridge	\$146.80
April	HydroOne	\$148.15
April	Water bill	142.56
	<b>Total</b>	<b>\$1,509.43</b>

#### UPGRADES TO PROPERTY

- Finished the first floor bathroom, floor, and walls (drywalled and painted).
- New first-floor kitchen 2024
- Soundproofing between 1st and 2nd floors
- Sprinklers in the utility room
- First floor is now a legal apartment with its own entrance
- Total repainting of outside including decks and siding
- Total repainting of inside
- Landscaping improvements
- Epoxy resin floors in garage (2025)

#### Other property information



\*\* 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.

- Taxes: \$8209 (approx)
- Exterior Feat: Deck(s), Landscaped, Lawn Sprinkler System, Porch
- Construct. Material: Vinyl Siding
- Roof: Asphalt Shingle
- Year/Desc/Source: 2007
- Parking Features: Attached Garage, Gravel Driveway, Private Single Driveway
- Parking Spaces: 4
- Driveway Spaces: 2
- Garage Sp/Desc: 2 Spaces
- Sewer:Municipal
- Services:Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone
- Water Source:Municipal
- Lot Front: 92.00 Lot Depth:203.00
- Area Influences:Beach, Cul de Sac/Dead End, Golf, Highway Access, Landscaped, Schools, Shopping Nearby, Skiing, Trails
- Security Feat: Alarm System, Smoke Detector(s)
- Access Feat: Multiple Entrances
- Heating: Fireplace-Gas, Forced Air, Gas
- Under Contract: None

#### **Exclusions**

- 4 paintings, Gold-rimmed plates and cups.

#### **Inclusions**

- Dishwasher, Furniture, Microwave, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings



\*\* 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.