

# 153 INDIAN Circle, Town Of Blue Mountains, Ontario N0H 1J0

Client Full  
**Active / Residential**

**153 INDIAN Ci Town Of Blue Mountains**

MLS® #: 40019527  
Price: \$2,199,000



## Grey/Blue Mountains/Blue Mountains 2 Storey/House

	Beds	Baths	Kitch
Lower	2	1	
Main	1	2	1
Second	3	1	

Beds: 6 ( 4 + 2 )  
Baths: 4 ( 3 + 1 )  
SF Total: 4,761/Plans  
SF Range: 4001 to 5000  
Abv Grade Fin SF: 2,950.00/Plans  
Blw Grade SF: 1,811.00/Plans  
Common Interest: Freehold/None  
Tax Amt/Yr: \$9,800/2020

Remarks/Directions

Public Rmks: **Beautiful chalet style 6 bed home featuring post and beam details throughout, hemlock wood floors, a backyard oasis with a saltwater pool and located 100 yards from the Georgian Bay Club. The home boasts nest controlled heating/AC, equipped with a high quality speaker system, plenty of space for entertaining with vaulted ceilings, great room with stone feature wall and wood burning fireplace with glass doors and heatilator, open plan kitchen/dining with high end appliances, stunning countertops, breakfast bar island and walk out to a private balcony with forest views. The master suite features a walk in closet, 5pc spa like ensuite with soaker tub and shower and walk out to a balcony overlooking the backyard. You'll also find a laundry room with custom cabinets, mudroom and powder room with an attractive stone feature wall. Upstairs you'll find 3 good sized guest bedrooms, a cozy loft area and 4pc shared bathroom. All bedrooms feature unique sloped ceilings, built in window seats and large closets, the perfect space for guests. The walkout lower level boasts concrete floors, 2 bedrooms (one with a walkout), 3pc bathroom with steam shower and a spacious rec area with stone feature gas fireplace and walk out to the stunning backyard. Backing onto the Georgian Trail, outside offers a private treed lot with saltwater inground pool, spectacular landscaping and perennial gardens, fire pit, in ground irrigation system, fenced dog run and oversized double garage with plenty of storage space. 100 yards from the nearest fairway at The Georgian Bay Club and a short drive to Thornbury, Blue Mountain and the area's private ski clubs.**

Directions: **HWY 26, turn onto Grey Rd 40, turn left onto Indian Circle.**  
Common Elements

Exterior

Exterior Feat: **Balcony, Landscaped, Lawn Sprinkler System, Patio(s), Privacy**  
Construct. Material: **Stone, Wood**  
Shingles Replaced: Foundation: **Poured Concrete** Roof: **Asphalt Shingle**  
Year/Desc/Source: **//Other** Prop Attached: **Detached**  
Other Structures: **Fence - Partial, Shed** Apx Age:  
Pool Features: **Inground, Outdoor, Salt**  
Parking Features: **Attached Garage, Gravel Driveway, Private Double Driveway**  
Parking Spaces: **6** Driveway Spaces: **4** Carport Sp:  
Garage Sp/Desc: **2 Spaces** Sewer: **Sewer (Municipal)**  
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone, Underground Wiring**  
Water Source: **Municipal** Water Tmnt:  
Lot Size: **98.26** Acres Range: **0.50-1.99** Acres Rent:  
Lot Front: **143.34** Lot Depth:  
Area Influences: **Beach, Campground, Dog Park, Downtown, Golf, Highway Access, Landscaped, Library, Park, Public Parking, Schools, Shopping Nearby, Skiing, Trails**  
View: **Trees/Woods** Retire Com:  
Topography: **Level** Fronting On:

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s)**  
Basement: **Full Basement, Fully Finished, Walk-Out**  
Laundry Feat: **Main Level**  
Cooling: **Central Air**  
Heating: **Forced Air, Gas**  
Fireplace: **/Natural Gas, Wood** FP Stove Op:  
Under Contract: **None** Contract Cost/Mo:  
Inclusions: **Dishwasher, Dryer, Freezer, Garage Door Opener, Gas Stove, Microwave, Pool Equipment, Refrigerator, Washer, Window Coverings**  
Add Inclusions: **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.**

Electric Age: **2015**  
Furnace Age: **2015**

Plumbing Age: **2015**  
Tank Age:

Furnished:  
UFFI:

Property Information

Common Elem Fee: **No**  
Legal Desc: **LT 22 PL 1079; THE BLUE MOUNTAINS**  
Zoning: **R1**  
Assess Val/Year: **\$1,063,000/2020**  
PIN: **373080244**  
ROLL: **424200001101222**  
Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **Unknown/**  
Hold Over Days:  
Occupant Type: **Owner**

Deposit:

Brokerage Information

List Date: **09/10/2020**  
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**  
Source Board: **Southern Georgian Bay**

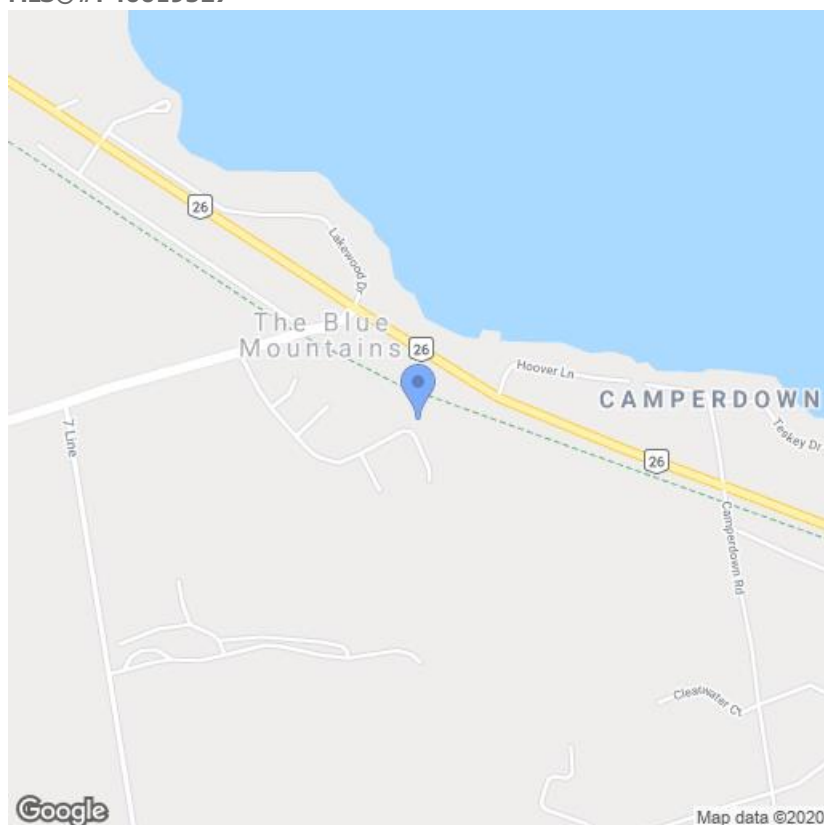
**Prepared By: DAVID MOSER, Salesperson**

**Date Prepared: 09/23/2020**

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**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

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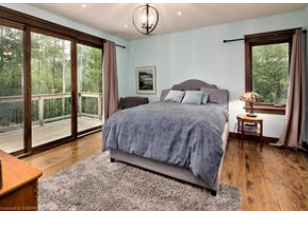


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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece
Dining Room	Main	14.8 x 14.11	4.57 M x 4.27 M	
Kitchen	Main	14.3 x 14.11	4.27 M x 4.27 M	
Living Room	Main	20.8 x 18	6.40 M x 5.49 M	
Master Bedroom	Main	14.4 x 13.7	4.27 M x 4.27 M	
Bathroom	Second			4-Piece
Bedroom	Second	14 x 14.6	4.27 M x 4.57 M	
Bedroom	Second	14.2 x 14.5	4.27 M x 4.57 M	
Bedroom	Second	14.1 x 14.6	4.27 M x 4.57 M	
Loft	Second	18.5 x 16.7	5.79 M x 5.18 M	
Bathroom	Lower			3-Piece
Bedroom	Lower	13.4 x 14.5	3.96 M x 4.57 M	
Bedroom	Lower	10.11 x 14.5	3.05 M x 4.57 M	
Recreation Room	Lower	33 x 30.1	10.06 M x 9.14 M	

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Green Energy Efficient:  
Green Energy Generation:  
Green Indoor Air Quality:  
Green Sustainability:  
Green Water Conservation:  
Energy Certification:  
Information Statement:

Date:

Level:

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Click the LifeStyle Match button to prioritize which property features matter most to you.