

Property features for 110 Stone Zack Lane, The Blue Mountains

DETAILS

- Architectural design, features and finishes by renowned architectural designer, Jo Redman of Redman/Watson Design
- Four bedrooms including main floor master suite
- Three full and one half bath
- Main floor office
- Completely finished lower level including a spacious recreation room with wet bar, guest bedroom and full bath
- Exterior Lapage windows & doors throughout
- Hunter Douglas custom window coverings on all windows - roll up power blinds and California shutters
- Home wired with Smart-home technology
- 200 amp service
- Gas outlets installed around home for one areas for BBQ/outdoor heaters
- Patio wired for an electric awning
- Sonos sound system throughout the house
- TV hook up in bedrooms and office
- Hydronic heated floors on both levels plus a forced air gas furnace & air exchanger
- Municipal water & sewers
- Water softener
- On-demand hot water system
- Composite roof with 50 year guarantee
- Air conditioning
- Poured concrete and slab on grade foundation
- Internet boosters
- Hot tub with cover lifter
- In ground irrigation system

GREAT ROOM

- Entry way to great room has decorative steel beams and stone pillars highlighting a 250 bottle wine wall
- Napoleon gas fireplace
- Surround Sound Speakers
- 24 foot shiplap vaulted ceilings
- Dry stacked natural stone fireplace to ceiling featuring new 65" The Frame TV
- Walk out to both front and back patios
- Custom powered programmable blinds
- Wood floor is Northern Wide Plank – Oak, Colour is Storm

KITCHEN

- Downsvew Custom Kitchen
- High end built-in appliances including Sub Zero side by side refrigerator & freezer, Miele dishwasher, Wolf 6 burner gas range & extra large oven, Wolf warming drawer and Wolf Speed oven = convection oven/microwave.
- Natural stone countertops

DINING AREA

- Custom live edge table (not included) with seating for 12+



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OFFICE - Main Floor

- Custom powered Hunter Douglas blinds
- Handcrafted barn door closure
- New 65" smart TV

MUD ROOM/LAUNDRY ROOM

- Custom millwork with cabinets, cubicles for storage & hanging coats
- Secondary refrigerator/freezer
- Natural stone countertop above Electrolux washer & dryer with large wash sink
- Heated floor

MASTER BEDROOM SUITE

- Custom drapery, however wired for automated blinds as well
- Napoleon gas fireplace with new 55" smart TV
- Walk in Closet & built ins
- Doors to 2 patios (one to hot tub)
- Spa like ensuite with heated floors

POWDER ROOM

- Downsview cabinetry with designer sink and natural stone

LOWER LEVEL

- Bedroom and Full bath that can be closed off from the recreation room
- Wet bar with bar fridge and dishwasher
- Natural stone counter
- Surround sound entertainment area with new 65" smart TV
- Ample space for pool table or home gym

GARAGE

- Large well lit 2 door garage that can hold large vehicles and personal golf cart
- wired for an electric vehicle
- Hot and cold soft water in garage

Other notes:

- Opportunity reserved to purchase membership at exclusive award winning Georgian Bay Golf Club
- Access allowed from house to clubhouse and amenities by cart path should you have your own golf cart
- Condo Fees \$225/month – road maintenance, street lights, boulevard gardens
- Sheridan Property Management
- Subdivision covenants
- Condo Corp 81 includes 7 lots – they pay their fees to Condo Corp 67 which includes the other 41 GBC lots.
- Deslaurier Custom Cabinets – bar, bathrooms (other than powder room)
- Counter tops all natural stone except lower level bath which is quartz

Inclusions

- New 65 inch Samsung The Frame smart TV in great room
- New 65 inch Samsung smart TV in office
- New 65 inch Samsung smart TV in basement entertainment area
- New 55 inch Samsung smart TV in master bedroom
- All Sonos controllers to run sound systems in great room, office, master bedroom and basement entertainment area
- Denon receiver to run surround sound system with Sonos in basement entertainment area
- All in-wall speakers in all rooms



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- All appliances (Kitchen: Sub Zero Fridge & Freezer, Wolf 6 burner gas range and oven, Wolf speed oven, Wolf warming drawer, Meile dishwasher; Mudroom: Electrolux washer & dryer, LG fridge/freezer; Basement: Bosch dishwasher, Silhouette bar fridge)

Exclusions

- All furniture
- All artwork
- Garage free standing racking
- Freezer in garage



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