

**PROPERTY FEATURES AND FINISHES**  
**129 Georgian Bay Lane, The Blue Mountains**

**EXTERIOR**

- Condo fee: \$17,796/year
- Taxes approx \$15,389 (2022)
- Architecturally crafted exterior using ageless natural stone, wood and square cut timber accents along with the extensive use of glass for maximizing the natural views
- Elegantly designed common area landscaping with walking paths, water features and low mountain style street lighting
- Pre-Finished natural wood siding to compliment the stone
- Professionally designed luxurious landscape gardens and natural stone features will blend with the natural surroundings while offering privacy for residents
- Landscape lighting with timers in private gardens
- Private patio looking out to the golf course, mountains and Georgian Bay
- Direct access from the garage to the mud/laundry room
- Automatic garage door openers (2) with keypad
- 2 exterior hose bibs (garage and back)
- Full services including sanitary, water, telephone, gas, cable, high-speed and hydro
- Stone paved driveways
- Automated watering system for landscaping maintenance ease
- Covered entrance
- 2 car garage
- 2 hardline hook ups for a BBQ as well as a hardline hook up for a fire pit on the patio.
- Generator to power the whole house

**INTERIOR**

- 5 bedrooms
- 3.5 bathrooms
- All tiled floors heated
- Open concept great room, dining area and kitchen
- Mudroom with laundry
- Finished lower level with luxury vinyl flooring
- 10 ft. ceilings in all main floor rooms and 9 ft. clear in finished basement
- Elegant 7" plank hardwood flooring
- Elegant tile and stone floor at principal entrance, bathrooms, mudroom
- Deluxe poplar wood trim accents throughout with 7 1/4" baseboards and 4 1/2" casing with backband
- Solid painted or stained 1 3/4" 5-panel wood doors throughout with 8 ft. doors on main floor
- Extensive use of strategically located recessed lights
- High quality full-size washer and dryer in spacious laundry room with laundry tub and built-in cabinets by Downsview
- Designer lighting
- Upscale hardware throughout
- Three coat painting
- All closets with custom fit rod and shelves and switched lighting
- Downsview customized vanity cabinets in all bathrooms
- Water softener and a reverse osmosis water filtration system.
- Custom 3 zone heating control (main/upper/lower) - 3 thermostats can be controlled independently



## UPDATES - 2022

- New light fixtures
- Barn board on ceilings and basement
- Soaker tub
- Hot tub

## GREAT ROOM

- Vaulted great room with up to 18 ft. ceiling height and massive windows overlooking the golf course and bay
- Expansive rear windows
- Stone surround floor to ceiling gas fireplace
- Walk out to back patio

## PRIMARY SUITE

- Large primary bedroom with spa like ensuite
- Walk out to back patio
- Cove ceiling
- Generous walk-in closet with luxurious closet finishes by Downsview
  - 4pc ensuite
    - Heated floors
    - Enclosed toilet area
    - Rough in for a free standing soaker tub with floor mounted fixtures
    - Tile surround shower with glass door
    - Downsview customized vanity cabinets

## KITCHEN

- Generously appointed open concept Downsview designed kitchen
- Perfect for entertaining
- Soft-closing doors and drawers
- Utensil and spice drawers in wood
- Quartz countertop
- Large island and breakfast bar
- Wolf brand appliances; double wall ovens, Induction cooktop, refrigerator, dishwasher
- Under counter lighting
- Quality Sirius 36" panel hood and exhaust system
- High quality large double sink and island bar sink
- Sharpe undercounter microwave
- Pantry
- Extra built in cabinets

## UPPER LEVEL

- Spacious Den with large glass windows and built in cabinet with live edge top
- 2 guest bedrooms
- 4pc bathroom
- Hardwood floors

## LOWER LEVEL

- Fully finished basement
- Rec room with built in speakers



- 2 Bedrooms (one used as a gym and has cork floor)
- 3pc Bathroom
- Wet bar with bar dishwasher, refrigerator and sink
- Hobby room/wine room
- Plenty of storage for skis and golf equipment
- Access from the garage

#### **UTILITIES (approx)**

- Water/Sewer: \$1200/yr
- Gas/water: \$2000/yr
- Hydro: \$1200/yr

#### **STATE OF THE ART SYSTEMS**

- Crestron Wireless Home Automation System pre-programmed with pre-labeled wall controls. All public rooms (entrance/kitchen/dining/great room) have Crestron lighting control
- All homes come with a pre-programmed Apple iPad with Crestron wireless control software set-up and programmed for home control from any remote location
- Pre-wired for multiple speakers in public rooms
- Pre-wired for multiple telephone, cable and high-speed hook-ups
- Smoke and carbon monoxide detectors throughout
- Super High efficiency gas heating and cooling systems
- Custom 3 zone heating control (main/upper/lower) for maximum efficiency and comfort
- Humidifier, air cleaner and fresh air exchanger for high quality air environment
- 200 amp electrical service
- Central vacuum system with accessories and kitchen island dust-bin
- Automated thermostats for remote heat/cooling control and management
- Fully serviced homes with water, sewer, hydro, telephone, gas, cable and high-speed connections
- Automatic window coverings from Crestron in the great room and primary bedroom. All other window coverings are Hunter Douglas blinds and most are automated.

#### **QUALITY CONSTRUCTION**

- Smooth ceiling finishes in all rooms
- 2x6 construction of exterior walls
- Poured foundation with weeping tile drainage, heavy duty damp proofing and drainage membrane
- Sound dampened common wall with 4 layers of sheeting, sound dampening material and dead air space offers maximum sound suppression
- Shut-offs at all sinks and toilets
- Exhaust fans all on timers
- Steel beam support throughout
- Full basement
- Pre-engineered trusses and joists
- High quality lumber and materials throughout
- All sub-floors screwed and glued
- Ice and water shield on entire roof
- Real natural stone exterior
- Tarion 7 year warranty protection



#### LUXURIOUS AMENITIES

- TO BE COMPLETED in 2024: Year-round private on-site Fitness Centre with outdoor pool and Jacuzzi, indoor steam and sauna rooms, lounge, indoor golf range and spa facilities
- Social or Full Membership Golf Privileges
- Full access to Clubhouse dining facilities and special Member events
- Use of golf course walking path system after play hours and during off season



\*\* 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.