

**Property Features for  
114 Lakeshore Rd W, The Blue Mountains**

**Exterior**

- Steps to Northwinds Beach
- Georgian Bay views
- Concrete carport
- Stone exterior
- Trees surrounding lot for privacy
- Expansive composite deck
- Covered patio area
- Outdoor hot/cold shower
- ALL SEASON Bunkie with fridge, microwave and space for 2 double mattresses
- Rubber membrane flat roof installed 2021

**Interior**

- 1431sqft
- 2 bedrooms (plus 1 bed in bunkie)
- 2 bathrooms
- Bright open concept kitchen, dining and living
- Upper level with walkout
- Numerous updates
- AC split pump air conditioning and heat 2020
- Gas 2021, wood stove 2021 wett certified

**Ground level**

- 2 bedrooms - one with walkout - both with TVs
- Laundry
- 5pc shared bath

**Upper level**

- Kitchen/Dining/living
  - Georgian Bay views
  - Beautiful kitchen with walkout to back deck
  - Coffee bar
  - Bright living space
- 3pc bath

**Area**

- Close to the areas public and private ski/golf clubs, beaches and trail system
- Steps across the road to Northwinds Beach
- Walking distance to Craighleith Ski Club
- 10 minutes drive from downtown Thornbury and Collingwood



\*\* 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.

**Other property info**

- Taxes: \$3036 (approx)
- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone
- Water Source: Municipal
- Sewer: Municipal
- Lot Front (Ft): 165.00      Lot Depth (Ft): 80.00
- Area Influences: Ample Parking, Beach, Dog Park, Downtown, Golf, Highway Access, Lake Access, Lake/Pond, Landscaped, Library, Major Highway, Marina, Park, Place of Worship, Playground Nearby, Public Parking, Schools, Shopping Nearby, Skiing, Trails, Other
- View: Bay, Lake, Trees/Woods

**Inclusions**

- Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, awnings (2), built in top deck gas fireplace, pergola, outside heater, outdoor shower, outdoor ski / bike lockers, utility shed, bunkie

**Exclusions**

- Furniture indoor and out, pergola fireplace

**Updates**

- 2020 - 2022 extensive total renovation
- All new plumbing, electrical, heating and cooling, new windows, doors, roof, structural upgrades
- New floors, bathrooms, custom kitchen and cabinets throughout house
- Custom storage
- Stone exterior full house
- Lighting
- Security system
- Composite deck, patio stone pergola
- Two level bunkie
- Concrete carport
- Power blinds
- Insulation include spray foam entire house plus batt insulation (extra insulation)

**Utilities**

- Hydro Fee - \$138/mo
- Gas/Oil Fee - \$60/mo
- Sewage/Water Fee - \$125/mo



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