

# 114 LAKESHORE Road W, The Blue Mountains, Ontario L9Y 0S6

Client Full

**114 LAKESHORE Rd W The Blue Mountains**

MLS® #: 40286157

**Active / Residential**

Price: **\$1,500,000**



## Grey/Blue Mountains/Blue Mountains

### 2 Storey/House

	Beds	Baths	Kitch
Main	3	1	
Second		1	1

Beds: **3 ( 3 + 0 )**  
 Baths: **2 ( 2 + 0 )**  
 SF Fin Total: **1,431/Plans**  
 SF Fin Range: **1001 to 1500**  
 AG Fin SF: **1,431.00/Plans**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,036/2021**

### Remarks/Directions

**Public Rmks:** Desirable 2 bed property plus 1 bedroom all season bunkie with bay views across from the beautiful Northwinds Beach in The Blue Mountains. Walking distance to Craigeith Ski Club and a quick drive to Blue Mountain and the area's private ski/golf clubs. Renovated inside and out between 2020 - 2022. Featuring all new plumbing, electrical, heating and cooling along with new lighting, floors, bathrooms, windows, custom kitchen, insulation, stone exterior and much more! The main floor boasts heated floors, a 5pc bathroom with stunning finishes and 2 good sized bedrooms; one with granite stone gas fireplace, both include large TVs and big enough to fit queen beds and single built in wall beds. Head upstairs to find a bright and open living space with Georgian Bay views, stunning custom kitchen, family room, bathroom and access to an expansive upper floor composite deck. The chef's kitchen features all the appliances you need including; Wolf Gas Stove and oven, bar fridge, 2 microwaves, large farm sink and French door fridge. There's also an oversized island with seating and beautiful quartz countertops. Outside you'll find a hot/cold outdoor shower, patio space with mature greenery surrounding the property, ski locker and a heated ALL SEASON Bunkie with its own fridge, microwave, toaster, room for 2 double mattresses and can get internet access. In addition there's a new concrete carport and patio stone pergola. The property is close to everything The Blue Mountains has to offer including private ski/golf clubs, Blue Mountain Village, beaches and trails. Walking distance to Craigeith Ski Club and a stone's throw away from the popular Northwinds Beach. 10 minutes drive to Thornbury and Collingwood and their array of award winning restaurants, boutiques, marinas and picturesque scenery.

**Directions:** HWY 26 from Collingwood, turn left onto Grey Rd 19, turn right onto Lakeshore Rd

### Common Elements

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
<b>Bunkhouse</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>Yes</b>

### Exterior

Exterior Feat: **Awnings, Balcony, Deck(s), Landscape Lighting, Landscaped, Patio(s), Privacy**  
 Construct. Material: **Stone**  
 Shingles Replaced: **Foundation: Concrete**  
 Year/Desc/Source: **/Completed / New/**  
 Other Structures: **Other**  
 Garage & Parking: **Carport Parking, Outside/Surface/Open**  
 Parking Spaces: **4**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone**  
 Water Source: **Municipal**  
 Lot Size Area/Units: **/**  
 Lot Front (Ft): **165.00**  
 Location: **Urban**  
 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**  
 Topography: **Level, Sloping**

Roof: **Flat, Shingles**  
 Prop Attached: **Detached**  
 Apx Age: **Unknown**  
 Winterized:  
 Garage Spaces:  
 Sewer: **Sewer (Municipal)**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Retire Com:  
 Fronting On:

### Interior

Interior Feat: **Built-In Appliances, Guest Accommodations, Other**  
 Security Feat: **Security System**  
 Basement: **None**  
 Laundry Feat: **Laundry Room**  
 Cooling: **Wall Unit, Other**  
 Heating: **Fireplace, In-Floor, Unit Heater, Other**  
 Fireplace: **/Natural Gas**  
 Under Contract: **Hot Water Heater**  
 Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**  
 Add Inclusions: **awnings (2), built in top deck gas fireplace, pergola, outside heater, outdoor shower, outdoor ski / bike**


Basement Fin:  
 FP Stove Op:  
 Contract Cost/Mo:

Exclusions: **lockers, utility shed, bunkie  
Furniture indoor and out, pergola fireplace**

#### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **PT LT 37 PL 822 COLLINGWOOD PART 1 PL 16R10875 TOWN OF THE BLUE MOUNTAINS**  
Zoning: **R1** Survey: **None/**  
Assess Val/Year: **\$343,000/2022** Hold Over Days:  
PIN: **373110212** Occupant Type: **Owner**  
ROLL: **424200000616800**  
Possession/Date: **Immediate/** Deposit: **5%list price**  
Possession Rmks: **Flexible**

#### Brokerage Information

List Date: **07/06/2022**  
List Brokerage: **Royal LePage Locations North (Collingwood Unit B) Brokerage**   
Source Board: **The Lakelands**

**Prepared By: STEVE SIMON, Salesperson**

**Date Prepared: 07/06/2022**

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

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Bedroom</b>	<b>Main</b>	<b>14' 3" X 13' 1"</b>	<b>4.34 X 3.99</b>	
<u>Desc:</u> <b>Ground level</b>				
<b>Bedroom</b>	<b>Main</b>	<b>13' 4" X 16' 3"</b>	<b>4.06 X 4.95</b>	
<u>Desc:</u> <b>Ground level</b>				
<b>Bathroom</b>	<b>Main</b>			<b>5+ Piece</b>
<u>Desc:</u> <b>Ground level</b>				
<b>Living Room</b>	<b>Second</b>	<b>10' 6" X 26' 0"</b>	<b>3.20 X 7.92</b>	
<b>Kitchen</b>	<b>Second</b>	<b>15' 11" X 16' 5"</b>	<b>4.85 X 5.00</b>	
<b>Bathroom</b>	<b>Second</b>			<b>3-Piece</b>
<b>Bedroom</b>	<b>Main</b>	<b>9' 4" X 9' 2"</b>	<b>2.84 X 2.79</b>	
<u>Desc:</u> <b>All season Bunkie bedroom - separate to main house</b>				

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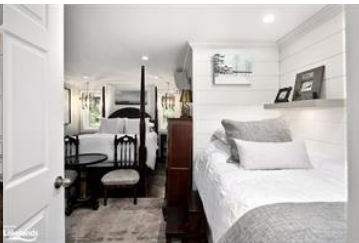
Click the LifeStyle Match button to prioritize which property features matter most to you.

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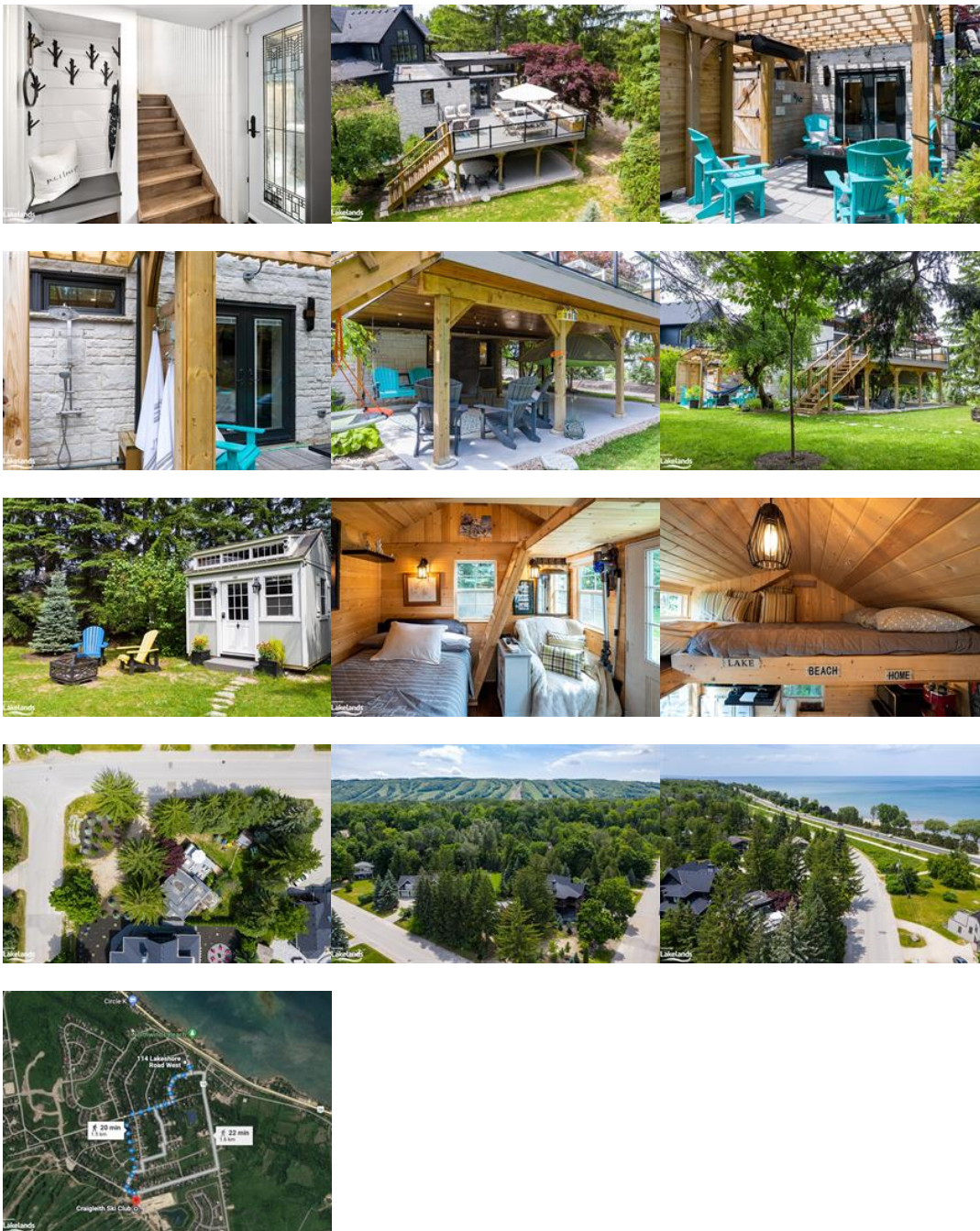
Green Energy Efficient:  
Green Energy Generation:  
Green Indoor Air Quality:  
Green Sustainability:  
Green Water Conservation:  
Energy Certification:  
Date:  
Information Statement:

Level:

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