

PROPERTY FEATURES AND FINISHES
153 Georgian Bay Lane, The Blue Mountains

EXTERIOR

- Condo fee: \$790/month
- Taxes approx \$9638 (2023)
- 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

- 4 bedrooms
- 2.5 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



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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
 - o 4pc ensuite
 - Heated floors
 - Enclosed toilet area
 - 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
- 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
- 3 Bedrooms
- 3pc Bathroom
- Wet bar with bar dishwasher, refrigerator and sink
- Plenty of storage for skis and golf equipment

UTILITIES (PER YEAR)

- Town of Blue Mtns Utility Bill \$737.73
- Hydro One \$1,927.89
- Enbridge \$1,463.79



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UPDATES

- Phantom Screens on both front and back doors
- Outdoor patio firepit

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



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