

# 153 GEORGIAN BAY Lane, The Blue Mountains, Ontario N0H 1J0

Client Full

**153 GEORGIAN BAY Ln The Blue Mountains**

Listing ID: 40538994

**Active / Residential**

Price: **\$2,370,000**



## Grey/Blue Mountains/Blue Mountains Bungalow/Row/Townhouse

	Beds	Baths	Kitch
Lower	3	1	
Main	1	2	1

Beds (AG+BG): **4 (1 + 3)**  
Baths (F+H): **3 (2 + 1)**  
SF Fin Total: **3,772**  
AG Fin SF Range: **1501 to 2000**  
AG Fin SF: **1,936/Other**  
BG Fin SF: **1,836**  
DOM: **46**  
Common Interest: **Condominium**  
Tax Amt/Yr: **\$9,075.00/2023**  
Condo Fee/Freq: **\$789.40/Monthly**  
Addl Monthly Fees: **\$0.00**

## Remarks/Directions

**Public Rmks:** Welcome to luxury living at its finest in the prestigious Georgian Bay Club. This townhome is a masterpiece of contemporary design and craftsmanship, boasting impeccable attention to detail & high-end finishes throughout. New club facilities coming late 2024 will include an outdoor pool, 2 hot tubs, fitness centre, multi purpose exercise studios, 3 golf simulators, private treatment rooms, a bar and lounge area, sauna/steam rooms and day lockers, all overlooking the golf course and of course beautiful Georgian Bay. Step into the open-concept main floor, where the kitchen, dining, & living areas seamlessly blend together, creating an ideal space for both entertaining & relaxation. The living room is a true focal point, featuring soaring ceilings that emphasize the grandeur of the space, & a gas fireplace, with a walkout to the back patio overlooking the lush green fairways of the golf course. Embrace serene views from sunrise to sunset. The main floor primary suite is a sanctuary of comfort, complete with a stunning ensuite bathroom & a spacious walk-in closet. The main floor is completed with a powder room, an office (or an additional bedroom), finished mudroom/laundry room, and a double car garage, ensuring both practicality and style. The exterior of this townhome is a sight to behold, boasting beautifully landscaped gardens. The captivating vistas of the golf course serve as a backdrop, creating a serene and picturesque setting. As you descend to the expansive lower level, a generous recreation room offers endless potential for entertainment & leisure activities. 3 additional bedrooms (one currently used as a home gym) provide ample space. A 3-pc bathroom and a storage room complete the lower level. This prime location offers quick access to the Georgian Bay Club, the area's private ski clubs and Thornbury, with its array of award-winning cuisine, galleries, shops, and cafes.

**Directions:** From Grey Rd. 40: Turn S on to 7th Line, left on Club Drive, left on Georgian Bay Ln & turn left to stay on Georgian Bay Ln.

## Common Elements

Common Element Additional Fee: **0.00**

Common Element/Condo Amenities: **BBQs Permitted, Club House, Visitor Parking**

Condo Fees: **\$789.40/Monthly**

Locker: **None**

Pets Allowed: **Yes**

Balcony: **None**

Condo Corp #: **105**

## Exterior

Exterior Feat: **Landscaped, Patio(s)**  
Construct. Material: **Stone, Wood**  
Shingles Replaced: Foundation:  
Year/Desc/Source: // Roof: **Asphalt Shingle**  
Garage & Parking: **Attached Garage/Private Drive Double Wide** Prop Attached: **Attached**  
Parking Spaces: **4** Driveway Spaces: **4.0** Apx Age: **0-5 Years**  
Water Source: **Municipal** Water Tmnt: Garage Spaces: **2.0**  
Lot Size Area/Units: / Acres Range: **< 0.5** Sewer: **Sewer (Municipal)**  
Lot Front (Ft): **0.00** Lot Depth (Ft): **0.00** Acres Rent:  
Location: **Rural** Lot Irregularities: Lot Shape:  
Area Influences: **Ample Parking, Beach, Dog Park, Downtown, Golf, Highway Access, Lake Access, Landscaped, Library, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other** Land Lse Fee:  
View: **Golf Course, Panoramic** Retire Com:  
Topography: Fronting On: **South**

## Interior

Interior Feat: **Ceiling Fans, Water Heater**  
Security Feat: **Alarm System**  
Basement: **Full Basement** Basement Fin: **Fully Finished**  
Laundry Feat: **Main Level**  
Cooling: **Central Air**  
Heating: **Forced Air, Gas**  
Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

## Property Information

Common Elem Fee: **Yes**

Local Improvements Fee:

Legal Desc: **UNIT 21, LEVEL 1, GREY STANDARD CONDOMINIUM PLAN NO. 105 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN GY200636 TOWN OF THE BLUE MOUNTAINS**

Zoning: **R1**

Assess Val/Year: **\$984,000/2022**

PIN: **379050021**

ROLL: **424200001100168**

Possession/Date: **Flexible/**

Survey: **None/**

Hold Over Days:

Occupant Type: **Owner**

Deposit: **5%**

#### Brokerage Information

List Date: **02/09/2024**

List Brokerage: **[Royal LePage Locations North \(Thornbury\), Brokerage](#)**

Source Board: The Lakelands Association of REALTORS®

Prepared By: Steve Simon, Salesperson

Date Prepared: 03/26/2024

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	20' 10" X 13' 11"	6.35 X 4.24	
Dining Room	Main	20' 10" X 8' 4"	6.35 X 2.54	
Kitchen	Main	20' 10" X 10' 6"	6.35 X 3.20	
Bedroom Primary	Main	13' 7" X 23' 7"	4.14 X 7.19	Ensuite Privilege, Walk-in Closet
Primary Ensuite Bathroom	Main	13' 7" X 10' 10"	4.14 X 3.30	
Office	Main	18' 8" X 12' 9"	5.69 X 3.89	
Bathroom	Main	4' 11" X 7' 7"	1.50 X 2.31	2-Piece
Foyer	Main	16' 6" X 15' 7"	5.03 X 4.75	
Recreation Room	Lower	20' 3" X 26' 9"	6.17 X 8.15	
Bedroom	Lower	12' 11" X 12' 8"	3.94 X 3.86	
Bedroom	Lower	12' 11" X 11' 11"	3.94 X 3.63	
Bedroom	Lower	13' 10" X 10' 0"	4.22 X 3.05	
Bathroom	Lower	6' 6" X 11' 6"	1.98 X 3.51	3-Piece

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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:

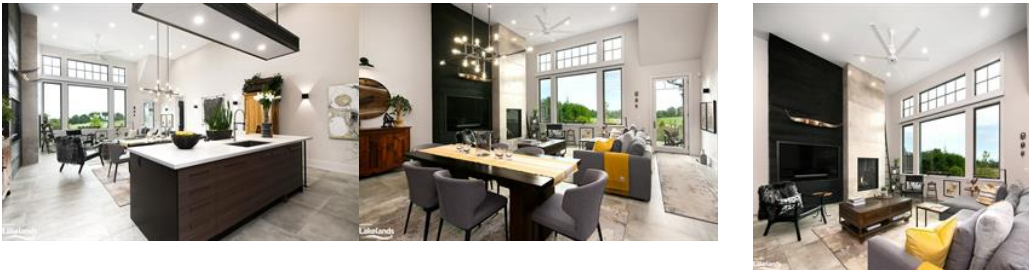
Information Statement:

Level:

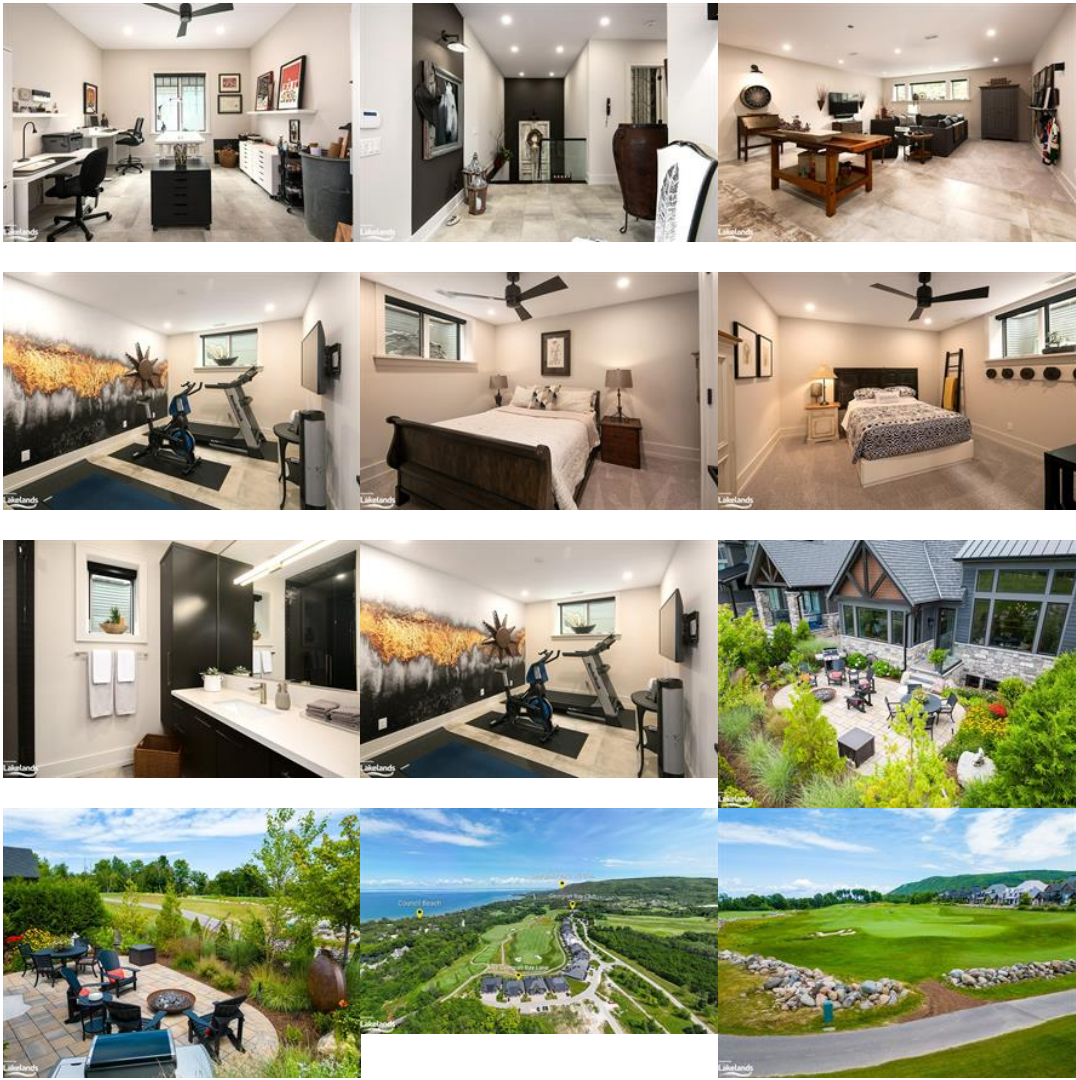
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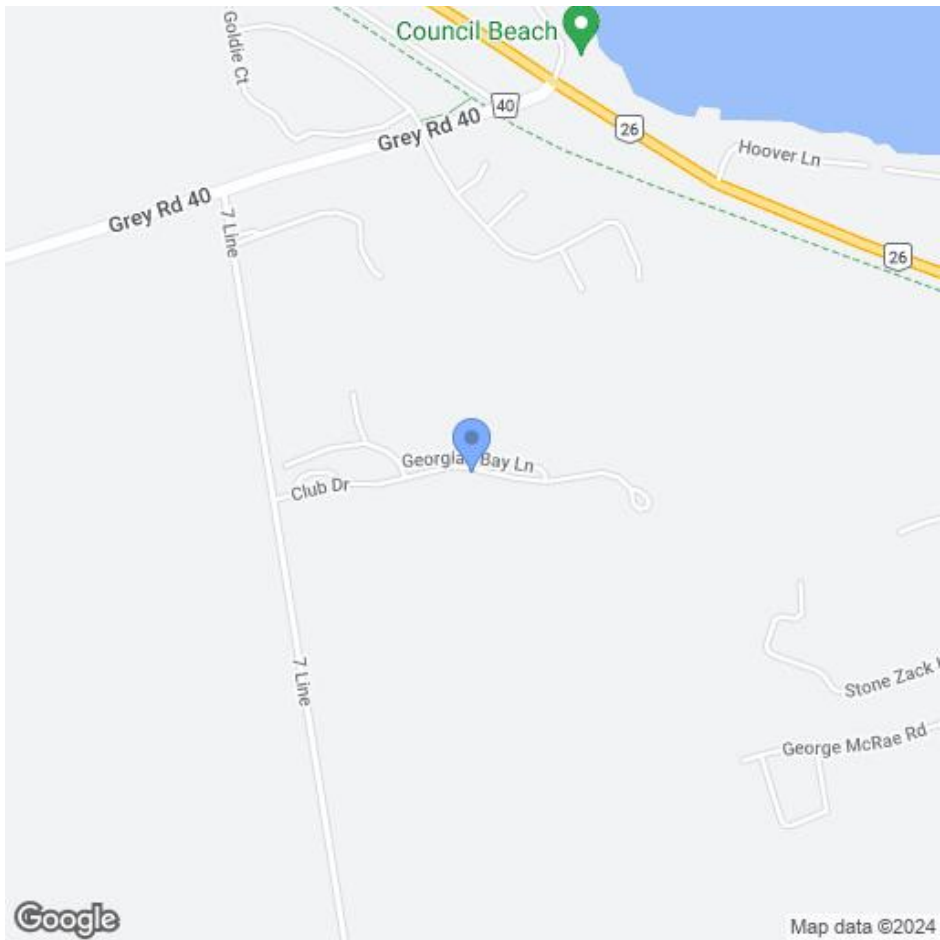
New facilities coming 2024







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