

Property Features of
729139 Side Rd 21, The Blue Mountains

Exterior

- Built in 2005
- 30 acres
- Countryside retreat
- Landscaped gardens
- Backs onto 885 acres of crown land
- Hiking trails
- Patio area and composite deck space with escarpment views
- 2 car attached garage
- Steps from Loree Forest
- Short drive to private ski/golf clubs and Georgian Bay
- Water - well
- Sewage - septic tank (last pumped out 2023)
- 8' x 10' shed
- Roof - metal (steel) shingles with 50 yr warranty installed 2017

Interior

- 4119 sqft
- 5 bedrooms
- 3 bathrooms
- Living room
- Kitchen/Dining
- Main floor Primary suite
- Office/bedroom
- Loft space
- Finished lower level
- Existing hot water/heating system is owned and included
- Heat - forced air - in floor heating in basement

Kitchen/Dining

- Large open concept kitchen
- Peninsula with seating
- Dining space
- Walk out to back deck

Living room

- Stone surround fireplace
- Cathedral ceilings
- Huge windows with escarpment views
- Wood beams and accents

Primary suite

- Main floor
- 4pc ensuite with country views
- Bay window
- Walk in closet

Lower level

- Separate entry from outside
- Entry from the garage
- Rec room
- 3 guest bedrooms



- 4pc bathroom
- Utility room
- Storage space

Utilities (estimated)

- 2023 property taxes - \$ 4,871.97
- hydro \$200/mo
- propane \$2500 - \$4500 per year (over the past 6 years)
- propane tank rental \$90/year

Inclusions

- kitchen appliances including fridge, oven, hob,dishwasher,portable generator (used with existing pony panel), central vac system, all blinds and shades, garage door openers (2)

Exclusions

- washer, dryer, decorative butterfly at front door, garden tractor, snow blower, cabinets either side of fireplace,drapes in basement bedrooms, work benches in basement and garage, dyson vac

Updates

- New composite decking 2023
- New metal roof 2017 (50 yr warranty)
- New carpet in small downstairs bedroom 2022



** 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.