

**Cross Property Client Full**

**109 HEMLOCK COURT**  
**The Blue Mountains, ON L9Y 0T3**  
 Grey County/Blue Mountains (The)/

**Residential/Single Family/For Sale** Price: **\$1,690,000.00**  
**Active**



MLS®#: **179957**  
 List Date: **08-Mar-2019** Bedrooms (AG/BG): **7 (6/1)**  
 Bathrooms (F/H): **6 (5/1)**  
 Type: **Detached**  
 Style: **2 Storey, Chalet**  
 Sqft Above Grade: **4,650** Sqft Below Grade: **2,350**  
 Sq Ft Finished: **7,000** Sq Ft. Unfinished  
 Sq Ft Source: **Other**  
 New Construction: **No** # Rooms: **25**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Fronting On: **East** Year Built/Desc: **2011/Completed / New**  
 Lot Front: **82.00** Lot Depth: **208.00**  
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/**  
 Access: **Municipal road, Year Round**  
 Garage Spaces/Type: **2.0/Attached**  
 Driveway Spaces/Type: **4/Private Single Wide/Concrete**  
 Waterfront: **No** WF Exposure:  
 Leased Land Fee:

Public Remarks: **Alta custom home within walking distance to the ski hill. Over 7000sqft of finished space. Ideal for a multi-generational family or someone who enjoys the grandeur of a large home. Beautiful views to Alpine ski runs and the Escarpment. Large entertaining areas. Great room with beamed vaulted ceiling and big views. Grand dining room with sitting area and deck access. Main floor master with spa ensuite and walk-in closet. Large mudroom and foyer with heated floors. 3 bedrooms on the second level(one with ensuite), plus open concept family room. In-law suite or games room above the garage with separate entrance, fireplace, kitchenette, and ensuite. Finished walk-out lower level with two bedrooms, full bath, and large recreation rooms. Large 82ft x 204ft lot with concrete drive and back patio. Hemlock Court is a quiet cul-de-sac with high-end custom homes. Move in now and enjoy or add your own character with new finishes. Contact today for floor plans, details, and your private viewing.**

Directions: **Arrowhead Road to Alta Road to Hemlock Court. Property is on the left.**

**Interior Features**  
 Interior Features: **Cathedral Ceiling, Gas Stove(s), In-Law Suite, Main Floor Laundry**  
 Basement: **Full/Fully Finished/Separate Entrance, Walk-Out** Fireplace: **Natural Gas, Wood**  
 Heat Primary/Sec: **Forced Air-Gas/**  
 HVAC: **Central Air, Duct Work** Foundation: **Poured Concrete**  
 Under Contract/Rental Items: **None** Plumbing Age:

**Exterior Features**  
 Add'l Monthly Fees: Exposure: Pool: **None**  
 Exterior Finish: **Stone, Wood**  
 Restrictions: **Subdivision Covenants**  
 Services: **Cable, Cell Service, Electricity, Internet High-Speed, Natural Gas, Recycling Pickup**  
 Topography: **Clear View, Mountain, Sloping** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Surface Replaced: **2011**  
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**  
 Exterior Features: **Deck(s), Year-Round Living**  
 Site Influences: **Cul de Sac/Dead End, Skiing, Trails**  
 Schools: **BVCS GBSS**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Refrigerator, Stove, Wine Cooler**

Exclusions: **None.**

**Tax Information**

Roll#: **42420000627104** Local Improve Fee/Comments /  
 Pin#: **371440421** Zoning: **RES** Taxes/Year: **\$14,019/2018**  
 Assessment \$/Year: **\$1,550,000/2016** Survey/Year: **No** Survey Type:  
 Legal Description: **LT 13 PL 1127 T/W R450659; THE BLUE MOUNTAINS**

**Rooms**

Room	Level	Dimensions	Features
Great Room	M	26'2"x18'2"	Beamed ceiling, Cathedral Ceiling, Engineered Hardwood, Fireplace
Kitchen	M	14'1"x18'2"	Engineered Hardwood, Open Concept
Dining Room	M	19'x14'	Engineered Hardwood
Sitting Room	M	14'10"x11'6"	Balcony/Deck, Engineered Hardwood, Sliding doors
Master Bedroom	M	19'1"x15'10"	Engineered Hardwood, Ensuite, Walk-in Closet
Mud Room	M	10'4"x14'3"	Heated Floor, Tile Floors
Laundry Room	M	6'x6'	1-Piece, Tile Floors
Bedroom	2	14'3"x15'11"	
Bathroom	2	5'11"x8'2"	3-Piece
Bedroom	2	14'3"x18'4"	
Sitting Room	2	19'8"x24'7"	Vaulted Ceiling
Bedroom	2	12'7"x18'3"	Ensuite
Ensuite	2	6'0"x7'8"	4-Piece, Ensuite
Theatre/Media Room	L	17'9"x17'5"	
Bedroom	L	13'11"x14'8"	
Bathroom	L	11'11"x5'	4-Piece
Bedroom	LAG	14'7"x21'2"	Semi-Ensuite (walk thru), Sliding doors, Walkout to Balcony/Deck
Recreation Room	LAG	19'2"x28'7"	
Recreation Room	LAG	18'1"x32'7"	Sliding doors, Walkout to Balcony/Deck
Foyer	M	19'x11'	Cathedral Ceiling, Heated Floor, Tile Floors
Ensuite	M	10'7"x11'7"	5+ Piece, Jetted Bathtub, Tile Floors
Bathroom	M	3'5"x6'	2-Piece
Den	M	12'9"x11'8"	Engineered Hardwood
Bedroom	3	19'7"x19'10"	Ensuite, Fireplace, Vaulted Ceiling, Wet Bar
Ensuite	3	6'9"x6'4"	4-Piece

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Client Full Report

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