



THE CHRIS KELEHER TEAM

Real Estate Done Differently



BLUE MOUNTAIN WATERFRONT

209309 Hwy 26, The Blue Mountains

Spectacular Lakefront. Enjoy all your summer activities like paddle boarding, kayaking, and swimming right in your own back yard with 147 feet of shoreline. Launch your water toys on your own private ramp. Beautiful landscaped yard that offers lots of space for kids to play, and adults to enjoy the endless Georgian Bay views. The home offers 4 bedrooms and two baths with lake views from almost every room in the house. The main level boasts an open floor plan with double sided gas fireplace, spacious kitchen with granite counter tops, three bedrooms and two baths. Step out to a large patio ideal for outdoor dining and entertaining, or just soaking up the views. The lower level features a second living area, bedroom, gym, and tons of storage, as well as a walk out to the back yard. Potential for future detached garage and bunk house on west side of property. The Georgian Trail is just across the street to jump on and enjoy miles of hiking and exploring. Just minutes to all the ski clubs in the area. Call today to book your private showing.

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209309 26 HIGHWAY
The Blue Mountains, ON L9Y 3Z2
Grey County/ Blue Mountains (The)/

Residential/ Single Family/ For Sale Price: \$1,399,000.00
Active



MLS®#: **194863**
List Date: **15-May-2019** Bedrooms (AG/BG): **4 (4/ 0)**
Bathrooms (F/H): **2 (2/ 0)**

Type: **Detached**
Style: **1 Storey, Backsplit**
Sqft Above Grade: **1,950** Sqft Below Grade: **1,500**
Sq Ft Finished: **3,450** Sq Ft. Unfinished:
Sq Ft Source: **Other**

New Construction: **No** # Rooms: **14**
Title/Ownership: **Freehold** Recreational: **Yes**
Year Built/Desc: **1985/ Completed / New**

Fronting On: **North** Lot Depth:
Lot Front: **147.00** Lot Size/Acres: **Under .5 Acre/**
Road Access Fee:
Access: **Municipal road, Paved Road, Year Round**
Driveway Spaces/Type: **3/ Front Yard, Private Single Wide/ Asphalt**
Waterfront: **Yes** WF Exposure: **North**
WF Type/Name: **Lake/ Georgian Bay**
Shore Rd Allowance: **None** WF Frontage Ft: **147**
WF Features: **Beach, Boat Launch, Waterfront-Deeded**
Shore Line: **Mixed**
Leased Land Fee:

Public Remarks: **Spectacular Lakefront! Enjoy all your summer activities like paddle boarding, kayaking, and swimming right in your own backyard with 147 feet of shoreline. Launch your water toys on your own private ramp. Beautiful landscaped yard that offers lots of space for kids to play, and adults to enjoy the endless Georgian Bay views. The home offers 4 bedrooms and two baths with lake views from almost every room in the house. The main level boasts an open floor plan with double sided gas fireplace, spacious kitchen with granite counter tops, three bedrooms and two baths. Step out to a large patio ideal for outdoor dining and entertaining, or just soaking up the views. The lower level features a second living area, bedroom, gym, and tons of storage, as well as a walk out to the back yard. The Georgian Trail is just across the street to jump on and enjoy miles of hiking and exploring. Just minutes to all the ski clubs in the area. Call today to book your private showing.**

Directions: **Highway 26 from Collingwood head West. Just past Craigeleith Provincial Park on right**

Interior Features

Interior Features: **Central Vacuum, Main Floor Laundry, Sump Pump**
Basement: **Full/ Fully Finished/ Walk-Out** Fireplace: **Natural Gas**
Heat Primary/Sec: **Fireplace-Gas, Forced Air-Gas, Natural Gas/**
HVAC: **Central Air** Foundation: **Poured Concrete**
Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: **South** Pool: **None**
Exterior Finish: **Log, Wood**
Restrictions: **Conservation Control**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Telephone**
Topography: **Terraced** Alternative Power:
Roofing: **Asphalt** Yr Roof Surface Replaced:
Water/Supply Type: **Municipal/** Sewage: **Septic**
Exterior Features: **Deck(s), Patio(s), Porch, Year-Round Living**
Site Influences: **Beach, Lake Access, Landscaped**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Freezer, Window Coverings**

Exclusions: **none**

Tax Information

Roll#: **42420000636701** Local Improve Fee/Comments /
Pin#: **373090295** Zoning: **RES** Taxes/Year: **\$8,147/ 2018**
Assessment \$/Year: **\$1,168,000/2016** Survey/Year: **No** Survey Type:
Legal Description: **LT 7 PL 368 COLLINGWOOD EXCEPT PT 17 RD92; THE BLUE MOUNTAINS**

Rooms

Room	Level	Dimensions	Features
Living Room	M	24'x20'11"	
Kitchen	M	12'7"x12'7"	
Dining Room	M	12'7"x15'	
Master Bedroom	M	12'6"x21'5"	
Bedroom	M	12'3"x10'8"	
Bathroom	M	10'9"x8'10"	5+ Piece
Bedroom	M	15'5"x13'4"	
Foyer	M	13'4"x8'2"	
Bathroom	M	5'5"x3'5"	3-Piece
Recreation Room	LAG	22'4"x21'9"	
Bedroom	LAG	21'4"x13'3"	
Exercise Room	LAG	22'8"x11'8"	
Foyer	LAG	13'2"x14'7"	
Storage Room	LAG	13'4"x10'1"	