



THE CHRIS KELEHER TEAM

Real Estate Done Differently



STYLISH AND FUNCTIONAL DESIGNS THROUGHOUT

2 Forest Path, Clearview

An Absolutely Stunning home! Custom built with ICF construction and designed with family living, entertaining and an active lifestyle in mind. Conveniently located on the south side of recreation haven, nestled between Blue Mountain and Collingwood, near Osler Bluff Ski, OslerBrook Golf and equestrian facilities. This spacious home is warm and inviting with plenty of room for family and friends with 5 bedrooms and 4 baths. Complete with beautiful finishes, a custom kitchen, granite countertops and walk outs to an expansive deck. Play, relax and entertain in the lower level man/family cave that will be sure to impress your friends. Stay fit in the fantastic home gym. Basement and garage feature heated floors. Stay organized with the mudroom with custom built-ins for all your personal items. This home sits on a treed landscaped 2.7 acre lot.

www.CKT.ca

2 FOREST PATH**Clearview, ON L9Y 3Y9**
Simcoe County/ Clearview/**Residential/ Single Family/ For Sale****Price:**
\$1,750,000.00**Active**

MLS®#: **221097**
 List Date: **11-Sep-2019**
 Bedrooms (AG/BG): **5 (5/ 0)**
 Bathrooms (F/H): **4 (3/ 1)**

Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **2,800**
 Sq Ft Finished: **4,200**
 Sq Ft Source: **Floor plan(s)**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **North**
 Lot Front: **278.64**
 Road Access Fee:
 Access: **Municipal road, Year Round**
 Garage Spaces/Type: **2.5/ Attached, Heated**
 Driveway Spaces/Type: **12/ Private Double Wide/ Gravel**
 Waterfront: **No**
 Leased Land Fee:

Sqft Below Grade: **1,400**
 Sq Ft. Unfinished
 # Rooms: **17**
 Recreational: **No**
 Year Built/Desc: **2015/ Completed / New**
 Lot Depth: **459.68**
 Lot Size/Acres: **1-2.99 Acres/ 2.70**
 WF Exposure:

Public Remarks: **An Absolutely Stunning home! Custom built with ICF construction and designed with family living, entertaining and an active lifestyle in mind. Conveniently located on the south side of recreation haven, nestled between Blue Mountain and Collingwood, near Osler Bluff Ski, OslerBrook Golf and equestrian facilities. This spacious home is warm and inviting with plenty of room for family and friends with 5 bedrooms and 4 baths. Complete with beautiful finishes, a custom kitchen, granite countertops and walk outs to an expansive deck. Play, relax and entertain in the lower level man/family cave. Stay fit in the fantastic home gym. Basement and garage feature heated floors. There's room to expand over the garage with a large unfinished space ready to customize. Stay organized with the mudroom with custom built-ins for all your personal items. This home sits on a treed landscaped 2.7 acre lot. Be sure to watch the video tour and call to book your personal viewing of this beautiful home.**

Directions: **Poplar (between OslerBluff 22 & 10th Sideroad) to Homestead Dr., North to Forest Path to sign.**

Interior Features: **Bar Fridge, Built-In Appliances, Main Floor Laundry, On Demand Water Heater, Oven Built-in**
 Basement: **Full/ Fully Finished/ Walk-Out** Fireplace: **Natural Gas**
 Heat Primary/Sec: **Forced Air-Gas/ Forced Air-Gas, In-Floor**
 HVAC: **Central Air, HRV System, In Floor** Foundation: **ICF**
 Under Contract/Rental Items: **On Demand Water Heater** Plumbing Age:

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Wood**
 Restrictions: **Easement, Other**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Street Lights, Telephone**
 Topography: **Wooded/Treed** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Septic**
 Water Treatment: **Water Softener**
 Site Influences: **Cul de Sac/Dead End, Landscaped**
 Schools: **Nottawa P.S./St. Mary's CCI/Jean Vanier**

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Garage Door Opener, Wine Cooler**

Exclusions: **Chandelier in girls bedroom**

Roll#: **432901001207670** Local Improve Fee/Comments /
 Pin#: **582530260** Zoning: **RES** Taxes/Year: **\$8,900/ 2018**
 Assessment \$/Year: **\$793,000/2016** Survey/Year: **No 2012** Survey Type: **Boundary Only**
 Legal Description: **LOT 8, PLAN 51M779, CLEARVIEW**

| Room | Level | Dimensions | Features |
|--------------------|-------|---------------|-----------------------------------|
| Dining Room | M | 12'8"x11'8" | Engineered Hardwood |
| Office | M | 12'11"x11'6" | Engineered Hardwood |
| Kitchen | M | 18'11"x11'11" | Balcony/Deck, Engineered Hardwood |
| Great Room | M | 17'11"x19'9" | Engineered Hardwood, Fireplace |
| Laundry Room | M | 12'3"x11'11" | |
| Bathroom | M | | 2-Piece |
| Master Bedroom | 2 | 14'10"x11'8" | Ensuite, Walk-in Closet |
| Ensuite | 2 | | 5+ Piece |
| Bedroom | 2 | 11'7"x11' | |
| Bedroom | 2 | 12'9"x10'11" | |
| Loft | 2 | 12'9"x12'11" | |
| Bathroom | 2 | 20'x11'7" | 4-Piece |
| Exercise Room | LAG | 20'x11'7" | |
| Theatre/Media Room | LAG | 18'11"x17'10" | Heated Floor, Sliding doors |
| Bedroom | LAG | 14'8"x11'5" | Heated Floor |
| Bedroom | LAG | 12'2"x11' | Heated Floor |
| Bathroom | LAG | | 3-Piece |

Marcia Alderson
 Broker
 Office: 877/705-445-5520
 Mobile: 705-888-5412
 Marcia@CKTeam.ca



LOCATIONS NORTH
 BROKERAGE

Chris Keleher
 Broker, B.B.A., M.Ed.
 Office: 877/705-445-5520
 Mobile: 705-888-4624
 Chris@CKTeam.ca