



THE CHRIS KELEHER TEAM

Real Estate Done Differently



ALTA AT THE BASE OF ALPINE

109 Hemlock Court, The Blue Mountains

Prestigious Alta Subdivision at the base of Alpine. Over 7000 sqft of finished space in this custom home within walking distance to the ski hill. Ideal for a multi-generational family or someone who enjoys the grandeur of a large home. Beautiful views of 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 laundry. 4 bedrooms on the second level(one with ensuite). Nanny suite above the garage with separate entrance or entry from the second level. 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 finishing touches.

Contact the CK Team today for your private viewing.

www.CKT.ca

109 HEMLOCK COURT**Residential/ Single Family/ For Sale****Price:
\$1,659,000.00****The Blue Mountains, ON L9Y 0T3
Grey County/ Blue Mountains (The)/****Active**

MLS@#: **242309**
 List Date: **30-Jan-2020**
 Bedrooms (AG/BG): **8 (7 / 1)**
 Bathrooms (F/H): **6 (5 / 1)**

Type: **Detached**
 Style: **2 Storey, Chalet**
 Sqft Above Grade: **4,650**
 Sq Ft Finished: **7,000**
 Sq Ft Source: **Other**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **82.00**
 Road Access Fee:
 Access: **Municipal road, Year Round**
 Garage Spaces/Type: **2.0/ Attached**
 Driveway Spaces/Type: **4/ Private Double Wide/ Concrete**
 Waterfront: **No**
 Leased Land Fee:

Sqft Below Grade: **2,350**
 Sq Ft. Unfinished

Rooms: **24**
 Recreational: **Yes**
 Year Built/Desc: **2011/ Completed / New**
 Lot Depth: **208.00**
 Lot Size/Acres: **Under .5 Acre/**
 WF Exposure:

Public Remarks: **Prestigious Alta Subdivision at the base of Alpine. Over 7000sqft of finished space in this custom home within walking distance to the ski hill. Ideal for a multi-generational family or someone who enjoys the grandeur of a large home. Beautiful views of 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 laundry. 4 bedrooms on the second level (one with ensuite). Nanny suite above the garage with separate entrance or entry from the second level. 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 finishing touches. 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: **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, Garbage/Sanitary Collection, 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, Shopping Nearby, Skiing, Trails**
 Schools: **BVCS GBSS**

Inclusions/Exclusions
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings, Wine Cooler**

Exclusions: **None**

Tax Information
 Roll#: **424200000627104** Local Improve Fee/Comments /
 Pin#: **371440421** Zoning: **RES** Taxes/Year: **\$13,947/ 2019**
 Assessment \$/Year: **\$1,550,000/2020** Survey/Year: **Yes 2008** Survey Type: **Boundary Only**
 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"	Engineered Hardwood, Sliding doors, Walkout to Balcony/Deck
Master Bedroom	M	19'1"x15'10"	Engineered Hardwood, Ensuite, Walk-in Closet
Ensuite	M	10'7"x11'7"	5+ Piece, Tile Floors
Laundry Room	M	6'x6'	Tile Floors
Foyer	M	19'x11'	Cathedral Ceiling, Heated Floor, Tile Floors
Bathroom	M	3'5"x6'7"	2-Piece, Tile Floors
Den	M	12'9"x11'8"	Engineered Hardwood
Bedroom	2	19'7"x19'10"	Ensuite, Vaulted Ceiling, Walkout to Balcony/Deck
Ensuite	2	6'9"x6'4"	4-Piece
Bedroom	2	14'3"x15'11"	Engineered Hardwood
Bathroom	2	5'11"x8'2"	3-Piece, Tile Floors
Bedroom	2	14'3"x18'4"	Engineered Hardwood, Vaulted Ceiling
Bedroom	2	19'8"x14'11"	Engineered Hardwood, Vaulted Ceiling
Bedroom	2	12'7"x18'3"	Engineered Hardwood, Ensuite, Vaulted Ceiling
Bathroom	2	6'x7'8"	4-Piece
Bedroom	LAG	14'7"x21'2"	Walkout to Balcony/Deck
Bedroom	L	13'11"x14'8"	
Recreation Room	LAG	19'2"x28'7"	
Recreation Room	LAG	18'1"x32'7"	Walkout to Balcony/Deck
Theatre/Media Room	L	17'9"x17'5"	
Bathroom	L	11'11"x5'	4-Piece