



THE CHRIS KELEHER TEAM

Real Estate Done Differently



GREAT FAMILY CHALET

123 Pioneer Lane, The Blue Mountains

Awesome location! Lovely views to the hills from the front deck and living room. Private treed backyard with babbling brook. Walk to Happy Valley Chair lift & Blue Mountain Village. Vaulted ceiling in the living room with large picturesque windows. Warm up by the wood burning fireplace after a day on the slopes. Gather around with family and friends in the open concept kitchen, dining and living room. Main floor bedrooms, includes master with ensuite bath and large walk in closet. Partly finished basement with large family room. Large mudroom or convert to in-law suite with separate side entrance. Large bright 45x21.03' unfinished room with above grade windows and plumbing roughed in ready for your finishes or use like the current owner for storage and a fun play place for the kids. 2 sheds, perfect for ski tuning Close to local ski clubs. Minutes drive to Georgian Bay. Surrounded by recreation!

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123 PIONEER LANE
The Blue Mountains, ON L9Y 0M6
 Grey County/ Blue Mountains (The)/

Residential/ Single Family/ For Sale Price: \$849,000.00
Active



MLS®#: **265924**
 List Date: **12-Jun-2020** Bedrooms (AG/BG): **4 (4/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**

Type: **Detached**
 Style: **1 Storey, Bungalow**
 Sqft Above Grade: **1,593** Sqft Below Grade: **437**
 Sq Ft Finished: **2,030** Sq Ft. Unfinished: **946**
 Sq Ft Source: **Other**
 New Construction: **Yes** # Rooms: **12**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **North** Year Built/Desc: **1990/ Completed /**
 Lot Front: **59.03** Lot Depth: **New**
 Road Access Fee: **114.91** Lot Size/Acres: **Under .5 Acre/**
 Access: **Municipal road, Paved Road, Year Round**
 Driveway Spaces/Type: **2/ Private Double Wide/ Asphalt**
 Waterfront: **No** WF Exposure:
 Leased Land Fee:

Public Remarks: **Great Family CHALET. Awesome location! Lovely views to the hills from the front deck and living room. Private treed backyard with babbling brook. Walk to Happy Valley Chair lift & Blue Mountain Village. Vaulted ceiling in the living room with large picturesque windows. Warm up by the wood burning fireplace after a day on the slopes. Gather around with family and friends in the open concept kitchen, dining and living room. Main floor bedrooms, includes master with ensuite bath and large walk in closet. Partly finished basement with large family room. Large mudroom or convert to in-law suite with separate side entrance. Large bright 45x21.03' unfinished room with above grade windows and plumbing roughed in ready for your finishes or use like the current owner for storage and a fun play place for the kids. 2 sheds, perfect for ski tuning Close to local ski clubs. Minutes drive to Georgian Bay. Surrounded by recreation!**

Directions: **Heritage St, across from Blue Mountain Inn to Pioneer Lane**

Interior Features
 Interior Features: **Cathedral Ceiling, In-law Capability, Multiple Kitchens**
 Basement: **Full/ Partially Finished/** Fireplace: **Wood**
 Heat Primary/Sec: **Forced Air-Electric/ Fireplace-Wood, In-Floor**
 HVAC: **None** Foundation: **Wood**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features
 Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, School Bus Route, Telephone**
 Topography: **Clear View, Level** Alternative Power:
 Roofing: **Shingles** Yr Roof Surface Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Other Structures: **Shed, Workshop**
 Site Influences: **River/Stream, Shopping Nearby, Skiing, Trails**

Inclusions/Exclusions
 Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings BBQ**
 Exclusions: **None**

Tax Information
 Roll#: **42420000323419** Local Improve Fee/Comments /
 Pin#: **371460211** Zoning: **R2** Taxes/Year: **\$3,590/ 2019**
 Assessment \$/Year: **\$473,000/2016** Survey/Year: **No** Survey Year:
 Legal Description: **LT 10 PL 1068; THE BLUE MOUNTAINS**

Room	Level	Dimensions	Features
Foyer	M	9'8"x7'10"	
Kitchen /Dining Room	M	20'10"x10'6"	
Kitchen /Dining Room	M	11'6"x7'9"	
Living Room	M	18'7"x19'3"	Bay window, Cathedral Ceiling
Master Bedroom	M	10'7"x13'10"	Walk-in Closet
Ensuite	M		3-Piece, Heated Floor
Bedroom	M	12'7"x7'7"	
Bedroom	M	10'4"x9'6"	
Bedroom	M	9'x10'3"	
Bathroom	M		3-Piece, Heated Floor
Family Room	L	18'1"x14'7"	
Mud Room	L	9'6"x17'8"	

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LOCATIONS NORTH
 BROKERAGE

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