



Price: \$3,500,000	MLS® #: 20082623
Status: Active	PID #: 424200006271140000
Legal Descr.: PLAN 16M1127 LOT 18 Address: 114 HEMLOCK CRT City: TOWN OF THE BLUE MOUNTAINS, L9Y 2Z2 Side of Road: West PKA / Body of Water: ALTA	
Elem Schl: THORNBURY Sec. School: MEAFORD	
Lot Size: 118.11 X 209.91' Water Frontage: SQ.FT. above: 4,314 Total Finished SqFt: 6824	District: TB Sub-Dist: TB Zoning: RES Occupancy: Owner
List.Date: 30-MAY-2008	Possession: TBA Exp.Date: 31-DEC-2008

Directions Hwy 26 to Arrowhead Rd to Alta Rd to Hemlock Court
Show.Instr.

Type: Single Family	HVAC: Natural Gas	Exterior: Stone
Style: 1.5 Storey	Garage Type: Detached, Double	Driveway: Interlocking
Title to Land: Freehold	Water: Municipal	Found/Baseament: Concrete, Full
Property Size: 0.5 -0.99 Acres	Sewer: Municipal	Features: Deck/Patio, Central Air, Central Vacuum, Air Exchanger, Alarm System, Whirlpool Tub, Fireplace(s)/Woodstove, Ensuite, Main Floor Laundry, In-law Capability, Gas Fireplace, Main Floor Master
Land Features: Landscaped, Wooded/Treed	Services: Electricity, Telephone, Cable, Natural gas, Garbage	Roof:
WF Features:	Rental Equipm.: None	Flooring: Carpet, Wood, Ceramic/Marble

Easement/Restrict.: **Sub.Div. Covenants**

Inclusions dishwasher,fridge,stove,microwaev,freezer,washer,dryer,central vac,air conditioner>window coverings,satellite dish,satellite equip` t,water purifier,garage door opener

Exclusions

Remarks www.propertiesofbluemountain.com Exquisite home in desirable Alta development w/ski-in ski-out privileges.Very few homes are blt to the standards & finishes of this one!Most furnishings incl w/some exceptions(see LA for list).Exterior landscaping truly unique w/heated patios,outdoor kitchen,lovely gardens & patio areas & blt-in hot tub. Construction & design truly amazing w/each bdrm having its own ensuite & audio system.An exceptional gear rm,3 f/places,beamed great rm,nanny quarters, oversized rec rm & min kitchen in lower lvl.Nothing has been overlooked in this one!!Interior design by Brian Gluckstein.Totally wired inside & out.Most cabinetry has stone counters--the list goes on & on...Appts thru LA -must be present.

Price Changes

Bedrooms: 7	Sign: Yes	UFFI: NO	Add.Mo/Yr Fee: NO
Bathrooms: 7 \ 1	Lockbox: Yes	SPIS: Yes	Garage: Yes Property Manager:
Rental Income: POTENTIAL	Road: Public	Survey: No	Waterfront: No
Yr.Built: 2003			

Floor	Room	Size	Floor	Room	Size
LOWER LEVEL	FAMILY ROOM	45.7 X 23'	LOWER LEVEL	STORAGE	11.6 X 9.4'
MAIN FLOOR	LIVING ROOM	22 X 23.6'	MAIN FLOOR	LAUNDRY	8.4 X 10.2'
2ND FLOOR	BEDROOM	11.9 X 13.2'	MAIN FLOOR	KITCHEN	19.4 X 24' (+DIN)
2ND FLOOR	BEDROOM	11.9 X 14'	LOWER LEVEL	OTHER	15.7 X 12.3' (NANNY B
2ND FLOOR	BEDROOM	11.9 X 15.5'	MAIN FLOOR	OTHER	24 X 12.6' (GEAR/MUD
MAIN FLOOR	MASTER BEDROOM	17.4 X 18'	MAIN FLOOR	ENSUITE (2 to 6 pcs)	5 PC
MAIN FLOOR	FOYER	11.7 X 17.4'	2ND FLOOR	ENSUITE (2 to 6 pcs)	3 PC

Assessment: **\$** Taxes: **\$10751 (2008)**

Condo Fee: Mobile/Leased Land F:

Seller Name: **LACHALADE HOLDINGS S.A.** Home Tel.: Bus.Tel.:

Listing Office: **CENTURY 21 Offord Realty Ltd., Brokerage (Thornbury) 519 599-3300** Listing Agent: **MARILYN DOUGLAS - sue.marilyn@propertiesofbluemountain.com**
 Listing Agent: **SUSAN BOADWAY - sue.marilyn@propertiesofbluemountain.com**

SP: **2.5%+gst**

All data is subject to Errors, Omissions or revisions and is not warranted.