



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

112 Happy Valley Road, The Blue Mountains



KAREN E. WILLISON Sales Representative
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LOCATIONS NORTH





CollaborativeRealEstate.ca



4,238 sq. ft.



4 Bed



3 + 2 Bath



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
 kwillison@royallepage.ca
 Cell: (705) 888-0075
 www.CollaborativeRealEstate.ca

112 HAPPY VALLEY Road, The Blue Mountains, Ontario L9Y 0N9

Client Full

112 HAPPY VALLEY Rd The Blue Mountains

MLS® #: 40347217

Active / Residential

Price: **\$5,188,000**



Grey/Blue Mountains/Blue Mountains

3 Storey/House

	Beds	Baths	Kitch
Main		1	
Second		1	1
Third	4	3	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **5 (3 + 2)**
 SF Fin Total: **4,238**
 AG Fin SF Range: **4001 to 5000**
 AG Fin SF: **4,238/Other**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$8,740.48/2022**

Remarks/Directions

Public Rmks: **Every aspect of this Blue Mountain home has been meticulously planned and executed to create an unsurpassed ski chalet lifestyle. Enter this rare ski-in, ski-out property and you will feel like you have checked into your own ultra luxury boutique hotel. The never-ending extra touches must be seen, combined they create a serene atmosphere reminiscent of some of the world's top mountain-side custom builds. Floors, walls, ceilings, staircase--all are crafted in stunning Douglas Fir with incredible millwork. The walk-out entrance level is an oasis for family fun. An indoor pool (with separate heating and air conditioning so no chlorine smell), drop down movie screen and such fashionable amenities and furnishings that you can easily imagine curling up on the oversized loungers and grabbing a drink from the built-in fridge/bar area. The gear room, with loads of custom cabinetry and drawers, will make it easy to grab your skis and head out. Returning, you are enticed to step into the large sauna, heated quickly with the press of a button. Or you might choose to head outside to sit by the huge fireplace or take an easy walk to the village. On the main floor, gracious living centers around the master-stone-mason-created fireplace in a great room that feels like an old-fashioned but very glamorous cabin. Plenty of windows look to the mountain and forest surrounding you. The kitchen features a La Cornue gas stove, Sub Zero refrigerator, large island, separate pantry and coffee/bar rooms and all the storage you need to live and entertain gracefully. The cozy den is perfect for movies and games. Upstairs, four bedrooms, all with cathedral ceilings, are perfectly outfitted for style and function. The primary has a balcony with a view of Georgian Bay and a soaker tub that enjoys the same gorgeous view for a full retreat experience. It's the unpretentious style, exquisite lighting, advanced technology, hardware and the thoughtful touches, nothing has been overlooked in this home.**

Directions: **Hwy 26 to Grey Road 19, Right on Happy Valley Road to sign on property.**
 Cross St: **Grey 19**

Common Elements

Locker:

Balcony:

Exterior

Exterior Feat: **Balcony, Hot Tub, Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio(s), Privacy, Recreational Area**

Construct. Material: **Cedar, Stone**

Shingles Replaced: /

Year/Desc/Source: **2018/Completed / New/Owner**

Property Access: **Municipal Road**

Other Structures: **None**

Pool Features: **Indoor, Inground**

Garage & Parking: **Attached Garage//Private Drive Double Wide//Asphalt Driveway**

Parking Spaces: **5**

Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone Available**

Water Source: **Municipal-Metered**

Lot Size Area/Units: /

Lot Front (Ft): **133.00**

Location: **Urban**

Area Influences: **Airport, Beach, Cul de Sac/Dead End, Golf, Greenbelt/Conservation, Hospital, Open Spaces, Place of Worship, Schools, Shopping Nearby, Skiing, Trails**

View: **Bay, Mountains, Panoramic, Skyline, Trees/Woods**

Topography: **Hillside, Sloping, Wooded/Treed**

Restrictions: /

School District: **Bluwater District School Board, Bruce-Grey Catholic District School Board**

High School: **Georgian Bay Community, St. Mary's, Pretty River Academy**

Foundation: **ICF**

Roof: **Metal**

Prop Attached: **Detached**

Apx Age: **0-5 Years**

Rd Acc Fee: /

Winterized: /

Water Tmnt: /

Acres Range: **< 0.5**

Sewer: **Septic**

Acres Rent: /

Lot Depth (Ft): **75.00**

Lot Shape: **Irregular**

Lot Irregularities: /

Land Lse Fee: /

Garage Spaces: **1.0**

Retire Com: /

Fronting On: **West**

Exposure: **East**

Elementary School: **Beaver Valley Community School, Georgian Bay Community (FI), St. Basil's, Notre Dame, Pretty River Academy**

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Ceiling Fans, Floor Drains, Sauna, Skylight, Water Heater Owned, Wet Bar**
Security Feat: **Alarm System, Carbon Monoxide Detector(s), Monitored, Smoke Detector(s)**
Basement: **None** Basement Fin:
Laundry Feat: **Laundry Room, Main Level**
Cooling: **Central Air**
Heating: **Fireplace-Wood, Forced Air, Gas, In-Floor**
Fireplace: **1** FP Stove Op: **Yes**
Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Gas Stove, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Pool Equipment, Refrigerator, Smoke Detector, Washer, Window Coverings**
Add Inclusions: **Two beverage/wine fridges and ice maker in bar room. Projector, screen and beverage fridge in pool area. All light fixtures, mirrors, tv & equipment. Furniture negotiable.**
Exclusions: **None**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 19 CON 3 COLLINGWOOD PT 4 16R10263 TOWN OF THE BLUE MOUNTAINS**
Zoning: **R1-1-91** Survey: **Available/ 2012**
Assess Val/Year: **\$965,000/2022** Hold Over Days: **120**
PIN: **371440529** Occupant Type: **Vacant**
ROLL: **424200000600700**
Possession/Date: **90+ Days/** Deposit: **Minimum 5%**

Brokerage Information

List Date: **11/17/2022**
List Brokerage: **Royal LePage Locations North (Collingwood Unit B) Brokerage**
Source Board: **The Lakelands Association of REALTORS®**

Prepared By: Karen Willison, Salesperson
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Date Prepared: 11/17/2022

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

MLS® #: 40347217

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	39' 11" X 8' 5"	12.17 X 2.57	Heated Floor, Tile Floors
Desc: Foyer, Sport/Ski Lockers, Spa Foyer				
Other	Main	41' 0" X 23' 4"	12.50 X 7.11	Beamed ceiling, Heated Floor, Tile Floors, Walkout to Balcony/Deck
Desc: Spa with Indoor Pool & Sauna				
Bathroom	Main	7' 10" X 4' 7"	2.39 X 1.40	2-Piece, Heated Floor, Tile Floors
Kitchen	Second	15' 11" X 11' 4"	4.85 X 3.45	Hardwood floor, Heated Floor, Open Concept
Living Room	Second	15' 11" X 16' 8"	4.85 X 5.08	Fireplace, Hardwood floor, Heated Floor, Open Concept
Dining Room	Second	10' 8" X 18' 7"	3.25 X 5.66	Hardwood floor, Heated Floor, Open Concept, Walkout to Balcony/Deck
Den	Second	15' 5" X 9' 8"	4.70 X 2.95	Hardwood floor, Heated Floor
Other	Second			Hardwood floor, Heated Floor, Wet Bar
Desc: Bar Room				
Pantry	Second			Hardwood floor, Heated Floor
Bathroom	Second	6' 0" X 5' 1"	1.83 X 1.55	2-Piece, Heated Floor, Tile Floors
Laundry	Second	6' 0" X 7' 7"	1.83 X 2.31	Heated Floor, Linen closet, Tile Floors
Bedroom Primary	Third	16' 3" X 15' 3"	4.95 X 4.65	Beamed ceiling, Cathedral Ceiling, Hardwood floor, Heated Floor, Skylight, Walkout to Balcony/Deck
Primary Ensuite Bathroom	Third	10' 4" X 15' 3"	3.15 X 4.65	4-Piece, Beamed ceiling, Cathedral Ceiling, Hardwood floor, Heated Floor, Tile Floors
Bedroom	Third	11' 8" X 10' 11"	3.56 X 3.33	Hardwood floor, Heated Floor, Skylight, Vaulted Ceiling
Bedroom	Third	11' 9" X 13' 4"	3.58 X 4.06	Beamed ceiling, Hardwood floor, Heated Floor, Skylight, Vaulted Ceiling
Bathroom	Third	10' 1" X 7' 3"	3.07 X 2.21	5+ Piece, Beamed ceiling, Double sink, Skylight, Tile Floors, Vaulted Ceiling
Bedroom	Third	10' 0" X 13' 3"	3.05 X 4.04	Beamed ceiling, Ensuite, Hardwood floor, Heated Floor, Skylight, Vaulted Ceiling
Bathroom	Third	10' 1" X 8' 0"	3.07 X 2.44	3-Piece, Beamed ceiling, Ensuite, Heated Floor, Skylight, Tile Floors, Vaulted Ceiling



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

Quick Facts

112 Happy Valley Road, The Blue Mountains

- **True ski-in ski-out at Blue Mountain...be first on the hills within minutes**
- **A short walk to the Village at Blue yet enjoy a peaceful and quiet location at home**
- **Quality craftsmanship not seen often in homes anymore. Every detail completely thought out and executed perfectly**
- **Drop your skis in the convenient ski room and step into the sauna, float in the indoor pool or hop into the outdoor hot tub all on the first level at your fingertips**
- **4 bedrooms**
- **5 baths**
- **1 car garage**



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A Little Bit About The Blue-Chalet 112 Happy Valley Road, The Blue Mountains

The Location:

As one of the only ski in/ski out houses on the mountain, the location is so unique. Being able to wake up with a fresh coffee and watch the sunrise then simply walk downstairs to the built in ski room and pop your skis on is such a gift. No rush, no lugging gear to the car, beating all the traffic and no line ups is a delight every time. Be the first to make tracks every single time.

The location was chosen to be close to the village yet away from the hustle and bustle. An easy relaxing walk right into the village allows one to enjoy apres ski drinks or dinner without searching for parking or paying for taxis.

The other direction leads right to the lake during the shoulder seasons to take in a swim or picnic by the water's edge. The meandering, maintained bike trails are easily accessible and worth exploring. Local breweries, amazing Sunday lunches, apple picking and weekend markets are all close by.

Amazing Features:

Every aspect of the house has been carefully considered to create a feeling of living in your own luxury boutique hotel escape.

The Ski Room - With boot heaters, individual cubbies to organize each skier's gear, store off season bikes, backpacks, school supplies and more. Nothing has been forgotten here.

The Pool - Walking into the spa and being greeted with a large stunning aqua oasis never grows old. A projector screen descends to play favourite movies and videos while your family floats on matching pink flotations bonding. Swimming is considered one of the best exercises as it has no impact on the joints and is essential for healthy aging. This pool is large enough for your daily laps. Obviously a built in fridge and bar is essential as well as oversized loungers to curl up and read.

The Sauna – Studies show the endless health benefits of a daily sauna – reduced pain, muscle soreness, arthritis relief, improved sleep and detoxification. Quickly heated with the press of a button, relaxing at the end of a long day with a large lemon water bookmarks the day. Large enough to be enjoyed with family and friends with a glass door to keep an eye on little swimmers.

The Hot Tub – Tucked away right off the spa and hidden from view is the oversized hot tub. A post skier's dream, the powerful jets melt tension quickly. When the snow is falling overhead, the twinkle of the stars lighting the sky and the still quiet of a country night softens the air, all is right with the world.

Fireside – The master stone mason created hearth is a work of art and focal point of the living room. Crackling logs, that scent of bonfire, roasting marshmallows and that specific ambiance that only a real fire gives. Custom built oversized couches with room for a family of four to easily relax upon encourages connection and peace in an overstimulated world. Hours spent reading, napping and watching the glowing embers have been wiled away here.

The Kitchen – A work of art and home cook's dream. The giant butcher block island for friends and family to gather while you prep the night's feast, the old fashioned washer sink, the hanging copper pots and open shelves like an old fashioned cabin, the bespoke La Cornue gas stove with two ovens and five burners makes a Michelin starred chef out of anyone. A vintage rouge in hand, a little classical on the record player as you slowly stir a creamy risotto on a lazy Sunday evening spells heaven.

The Den – This library/TV room is a nest of coziness. The day bed under the window is the perfect space for you to grab a book from the shelves and curl up. Tucking a family up together with blankets and slippers to watch a favorite film or series is a family tradition. Children can also store games and toys in here to play close by but not right underfoot which is a nice considered feature for younger families. And let's face it, the teenagers sometimes like to hide out here too.

The Primary Bedroom – Probably the nicest bedroom in Ontario. At the end of the hall, away from everyone sits this oasis of calm. A walk out balcony overlooks the lake and stars, but the real star is the soaker tub sitting right in the bedroom. Sexy, romantic and stunning. Set beside a window, you are hidden from view but can see the stars in the sky as you soak in this pool of bliss dissolving all stress and tension, perhaps a glass of wine in hand and some bubbles added. Designed by a luxury skincare designer. A huge spa shower and vanity creates a retreat experience.

The Second Bedroom – Can be used as a guest room or as a featured bedroom. A walk-in bathroom with spa shower and vanity creates a private room for guests to hide away with all the creature comforts they might need – luggage storage, a

personal TV and cozy space creates a private den for guests to feel close but have their personal space if needed. A dream bedroom for a lucky member of the family.

The Bunk Room – Built in bunk beds to house a gaggle of kids this clubhouse is the coolest hang space for children to sleep, game and hide away from adults. With room for 4 kids, the more, the merrier here.

The Vintage Room – This old fashioned inspired room nestles guests into a peaceful slumber. There is something about this room that everyone says they had the best sleep of their lives. Quiet, cozy and tucked away.

The Guest Bathroom – The shared bathroom houses a vintage inspired soaker tub with built in shower and the coolest trough sink with double faucets. Matching kid sized plush white robes and matching slippers make bedtime a treat in this bathroom.

An easy drive from the city makes weekends feel like an escape, creates core memories for a family to share for a lifetime and friends have to rock paper scissors who gets to come.

A family who decides to make this a primary residence says YES to creating the life of their dreams in a town filled with the friendliest people, kindest neighbours who still look out for each other, amazing schools and a healthy lifestyle. You only live once, make it the life of your dreams.



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Expense/Utility/House Details
112 Happy Valley Road, The Blue Mountains

House Details

Item	Year	Notes
Year Home was Built	2018	
Air Conditioner	2018	
HRV	2018	Desert Aire
Windows	2018	
Roof	2018	Metal
Furnace	2018	Weil-McLain
Generator	2018	Generac

Fees and Utility Costs

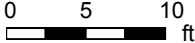
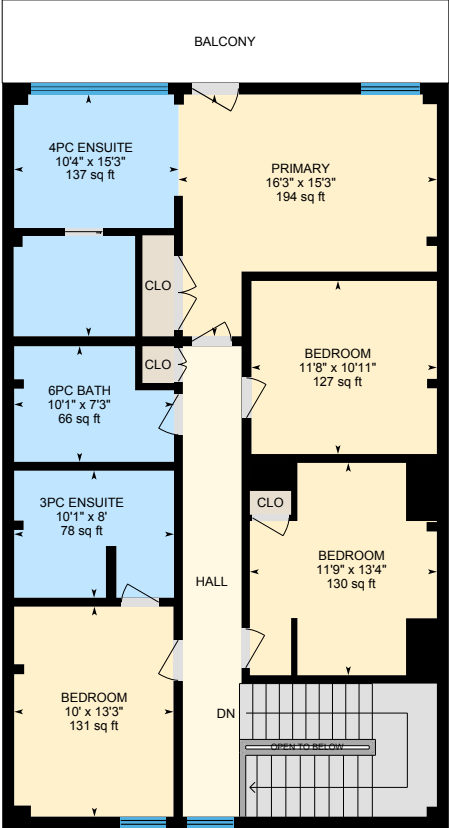
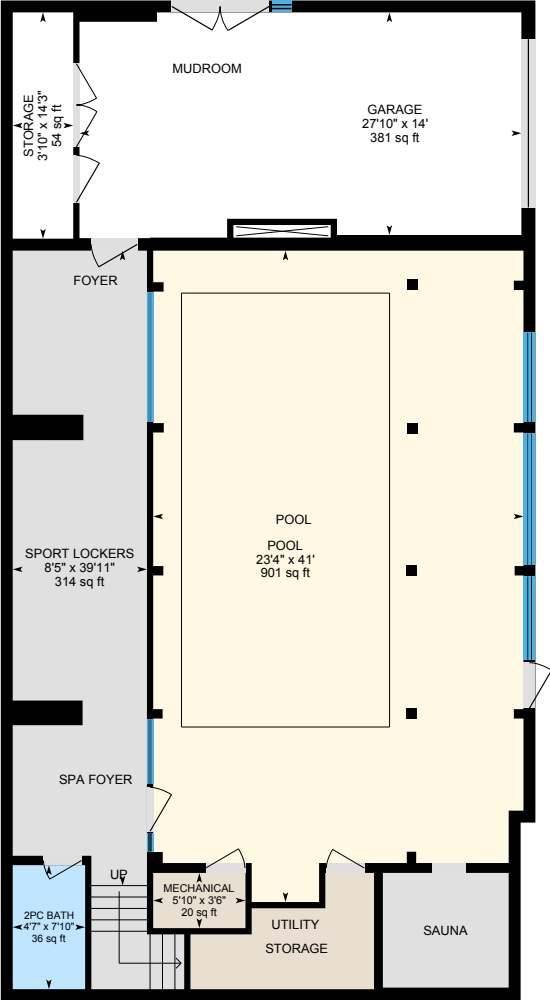
Utility	Yearly Cost	Provider
Current Property Taxes	\$8,740.48	Town of the Blue Mountains
Insurance Premium		Chubb
Gas	\$5,236.56	Enbridge
Hydro	\$3,454.79	Hydro One
Water/Sewer	\$395.65	Town of the Blue Mountains
Pool Service		Clarks Pools
Internet/Cable Provider	\$1,800.00 (est)	Rogers
Lawn/Garden Maintenance		
Snow Removal	\$750-850.00	Doug Shaw

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	SubZero / BI-36U/0	2018
Dishwasher	Bosch / SHV8PT53UC/05	2018
Stove/Oven	La Cornue / Cornufe 110	2018
Built-In Beverage Fridge	Marvel / MP24BCF4LP	2018
Dual Control Wine Fridge	Marvel / MP24WDF5RP	2018
Ice Maker in Bar Room	Marvel / MP15CPP2LP	2018
Pool Area Beverage Fridge	Marvel / ML24BCP2RP	2018
Microwave	Wolf / APYDMR0173	2018
Washer	LG / WM3770HVA	2018
Dryer	LG / 708KWNM40471	2018

112 Happy Valley Rd, The Blue Mountains, ON

Main Building: Total Exterior Area Above Grade 4238.00 sq ft



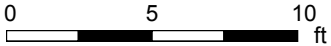
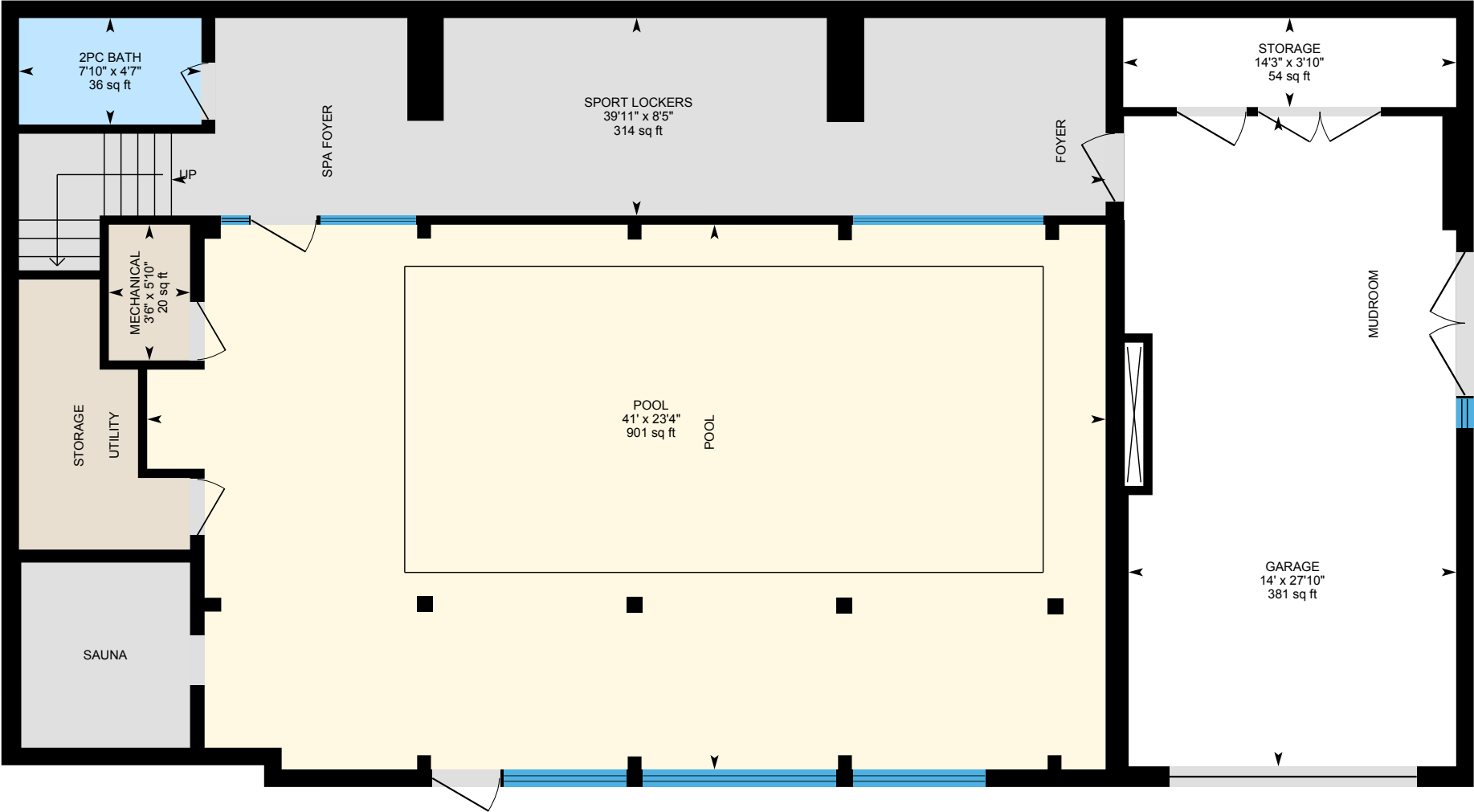
PREPARED: 2022/11/18

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

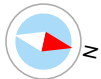


112 Happy Valley Rd, The Blue Mountains, ON

Entrance Level Exterior Area 1605.78 sq ft
Interior Area 1481.95 sq ft
Excluded Area 496.47 sq ft



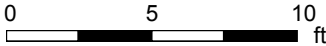
PREPARED: 2022/11/18



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

112 Happy Valley Rd, The Blue Mountains, ON

Second Floor Exterior Area 1314.61 sq ft
Interior Area 1204.25 sq ft
Excluded Area 1.22 sq ft



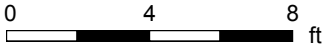
PREPARED: 2022/11/18



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

112 Happy Valley Rd, The Blue Mountains, ON

Third Floor Exterior Area 1317.61 sq ft
Interior Area 1207.11 sq ft
Excluded Area 1.64 sq ft



PREPARED: 2022/11/18



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

112 Happy Valley Rd, The Blue Mountains, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

ENTRANCE LEVEL

- 2pc Bath: 4'7" x 7'10" | 36 sq ft
- Garage: 27'10" x 14' | 381 sq ft
- Mechanical: 5'10" x 3'6" | 20 sq ft
- Pool: 23'4" x 41' | 901 sq ft
- Sport Lockers: 8'5" x 39'11" | 314 sq ft
- Storage: 3'10" x 14'3" | 54 sq ft

SECOND FLOOR

- 2pc Bath: 6' x 5'1" | 30 sq ft
- Den: 15'5" x 9'8" | 143 sq ft
- Dining: 10'8" x 18'7" | 196 sq ft
- Kitchen: 15'11" x 11'4" | 154 sq ft
- Laundry: 6' x 7'7" | 45 sq ft
- Living: 15'11" x 16'8" | 264 sq ft

THIRD FLOOR

- 3pc Ensuite: 10'1" x 8' | 78 sq ft
- 4pc Ensuite: 10'4" x 15'3" | 137 sq ft
- 6pc Bath: 10'1" x 7'3" | 66 sq ft
- Bedroom: 11'8" x 10'11" | 127 sq ft
- Bedroom: 11'9" x 13'4" | 130 sq ft
- Bedroom: 10' x 13'3" | 131 sq ft
- Primary: 16'3" x 15'3" | 194 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

ENTRANCE LEVEL

- Interior Area: 1481.95 sq ft
- Excluded Area: 496.47 sq ft
- Perimeter Wall Thickness: 9.0 in
- Exterior Area: 1605.78 sq ft

SECOND FLOOR

- Interior Area: 1204.25 sq ft
- Excluded Area: 1.22 sq ft
- Perimeter Wall Thickness: 9.0 in
- Exterior Area: 1314.61 sq ft

THIRD FLOOR

- Interior Area: 1207.11 sq ft
- Excluded Area: 1.64 sq ft
- Perimeter Wall Thickness: 9.0 in
- Exterior Area: 1317.61 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 3893.31 sq ft
- Excluded Area: 499.33 sq ft
- Exterior Area: 4238.00 sq ft

112 Happy Valley Rd, The Blue Mountains, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

STATEMENT OF ACCOUNT

Town of The Blue Mountains
32 Mill St., P.O. Box 310
Thornbury, County of Grey, Ontario
N0H 2P0

Date Issued: November 16, 2022

Issued To:

Roll #: 000- 006- 00700- 0000

Owners:

Property Address: 112 HAPPY VALLEY RD
Legal Description: 19
COLLINGWOOD CON 3 PT LOT 19
RP 16R10263 PART 4

District(s):

Frontage: Lot 10000 Square Feet, Front 133.33 Feet

Zone: R3

LOCAL IMPROVEMENTS

PROPERTY ASSESSMENT

Taxation Year: 2022

<u>Assessment Code</u>	<u>Description</u>	<u>Amount</u>
RTEP	Residential - English Public	\$965,000.00
Total Assessment:		\$965,000.00

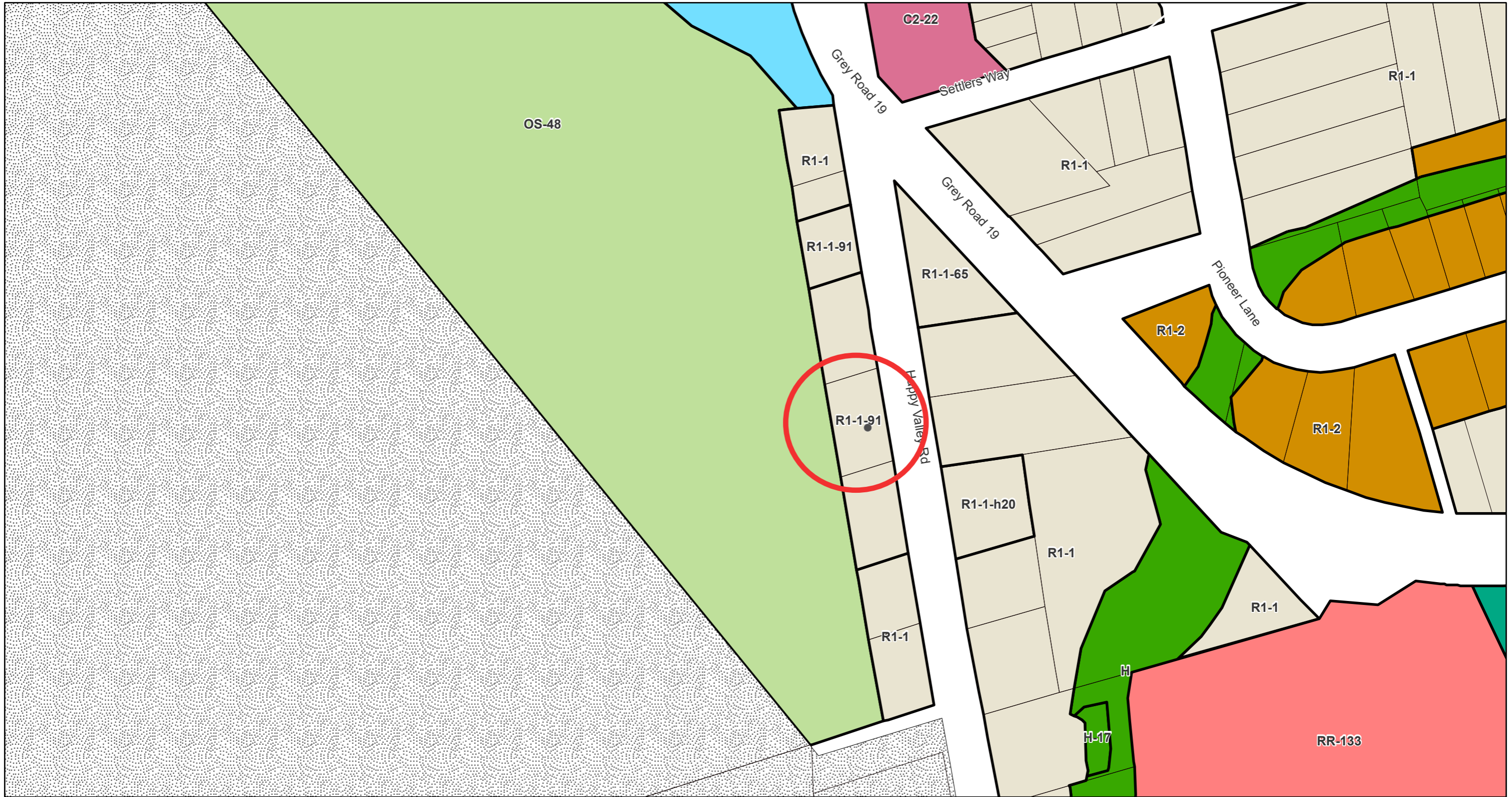
TRANSACTION SUMMARY

<u>Year</u>	<u>Tax Levy</u>	<u>Supplemental Taxation</u>	<u>Penalty</u>	<u>Adjustment</u>	<u>Payment</u>	<u>Installments Not Yet Due</u>	<u>Balance</u>
2022	\$8,740.48	\$0.00	\$0.01	(\$1.02)	(\$8,739.47)	\$0.00	\$0.00
2021	\$8,544.02	\$0.00	\$190.23	\$0.00	(\$8,734.25)	\$0.00	\$0.00
2020	\$8,433.15	\$0.00	\$158.35	\$0.00	(\$8,591.50)	\$0.00	\$0.00
2019	\$1,763.62	\$12,540.97	\$5.67	\$0.00	(\$14,310.26)	\$0.00	\$0.00
2018 and prior	\$32,035.36	\$0.00	\$91.02	\$183.25	(\$32,309.63)	\$0.00	\$0.00
							\$0.00

TRANSACTIONS

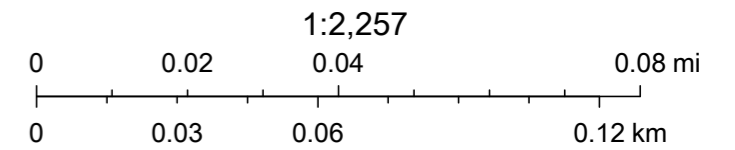
March 25, 2022 - November 16, 2022

Zoning Map - 112 Happy Valley Road



November 9, 2022

- | | |
|---|-------------------------|
| Base_ReferenceLayers - Parcel (Assessment) Re-aligned | General Commercial (C2) |
| NEC Development Control | Recreation One (REC1) |
| TheBlueMountains_LandUse - Zoning Bylaw 2018-65 - Realign | Open Space (OS) |
| Residential One (R1-1) | Hazard (H) |
| Residential One (R1-2) | Parking (P) |
| Resort Residential | |



Roll Number	Address	Assessed Value	Acerage
424200000600700	112 Happy Valley Road	\$965000	.23

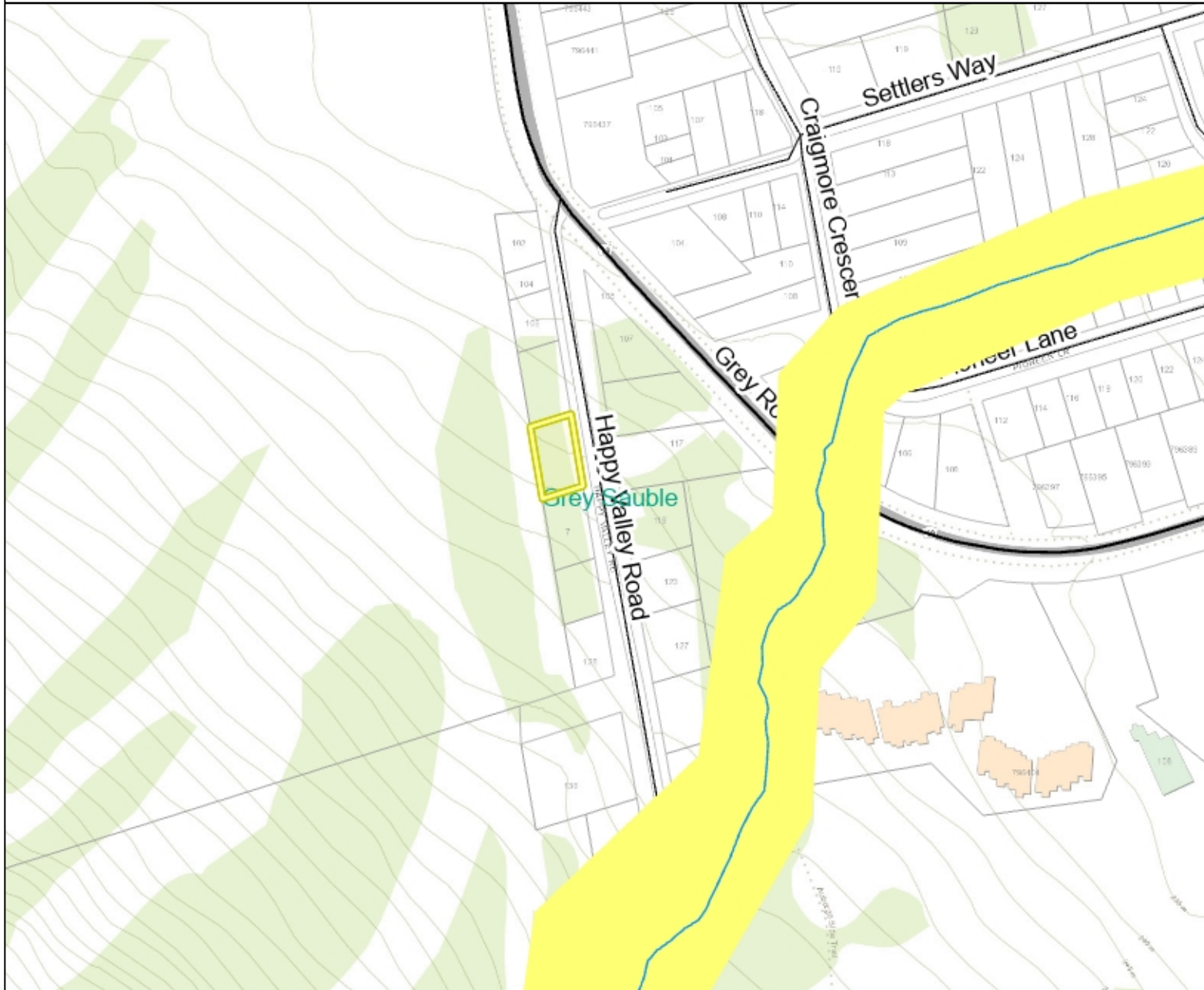
Notice: Assessed value may not reflect current market value [MPAC](#)

NEC Designation	Legal Description	Property Use
Escarpment Recreation Area	COLLINGWOOD CON 3 PT LOT 19;RP 16R10263 PART 4	Seasonal/recreational dwelling - not located on water














Zoning

No Zoning Information





Legend

-  CA Boundaries
-  Wet Areas - GSCA
-  Wet Areas - GRCA
-  Water Features
-  Watercourses
-  Floodplains - NVCA
-  Floodplains - GRCA
- Approximate Regulated and Screen SVCA
 -  Approximate Regulated Area
 -  Approximate Screening Area
- Regulations - GSCA
- Regulations - NVCA
- Large Scale Roads
 -  Provincial Highway
 -  County Road
 -  Township Road
 -  Seasonal Road
- Parcels - Current
- Grey County Boundary

Notes

222 0 111 222 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
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