



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

123 Timber Leif Ridge, The Blue Mountains



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royalpage.ca



LOCATIONS NORTH





[CollaborativeRealEstate.ca](https://www.collaborativerealestate.ca)



7,146 sq. ft.



6 Bed



5 Bath



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
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123 TIMBER LEIF Ridge, The Blue Mountains, Ontario N0H 1J0

Client Full **123 TIMBER LEIF Rdg The Blue Mountains** MLS® #: 40312162
Active / Residential Price: **\$5,975,000**



Grey/Blue Mountains/Blue Mountains
2 Storey/House

	Beds	Baths	Kitch
Lower	3	2	
Main	1	2	1
Second	2	1	

Beds (AG+BG): **6 (3 + 3)**
 Baths (F+H): **5 (4 + 1)**
 SF Fin Total: **7,146**
 AG Fin SF Range: **4001 to 5000**
 AG Fin SF: **4,051/Other**
 BG Fin SF: **3,095/Other**
 DOM/CDOM: **1/1**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$16,095.00/2022**
 Condo Fee/Freq: **\$225.00/Monthly**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **More affectionately known as the 'La Grande Dame' this 7,146 sq ft custom designed home by Dave Harrington delights indoors and out. Masterfully envisioned by architect Brad Abbott, the home sits on one of the largest lots in Georgian Bay Club at .75 of an acre with immaculate grounds and custom pool & spa. When you arrive, you are greeted by the welcoming front portico and a myriad of outdoor spaces to relax and unwind. Inside, there are 6 bedrooms and 5 bathrooms with reclaimed pegged wood Elm floors and an abundance of vaulted ceilings. Enjoy breakfast in the casual eat-in at the island or in the large dining area as part of the great room, then sit by the finely crafted stone fireplace. Every room in this home is perfect for creating memories. The screened-in room called "The Cottage" by the family is the place to cozy up and enjoy a night full of boardgames or venture to the turret and enjoy a cocktail as the sun sets. Private in the summer, expansive in the winter, you can enjoy every season from this truly original property.**

Directions: **Hwy 26 to Grey Road 40 to 7th Line to Timber Leif Ridge to sign at end of road.**
 Cross St: **7th Line**

Common Elements

Common Element Additional Fee: **0.00**
 Common Element Fee Includes: **Common area snow removal, grass & garden maint**
 Common Element/Condo Amenities: **None**
 Condo Fees: **\$225.00/Monthly**
 Condo Fees Incl: **Common Elements**
 Locker: **None**
 Pets Allowed: **Yes**
 Prop Mgmt Co: **Sheridan Management**
 Prop Mgt Contact: **Mary-Lynn Sheridan/519-599-3656**
 Building Name: **Georgian Bay Club**

Balcony: **None**
 Condo Corp #: **GCECC 67**
 Condo Corp Yr End: **12/31/2022**
 Status Certificate Date: **2022-08-23**

Exterior

Exterior Feat: **Backs on Greenbelt, Balcony, Deck(s), Hot Tub, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio(s), Porch, Privacy, Private Entrance, Recreational Area, Year Round Living**

Construct. Material: Cedar, Steel, Stone, Wood	Foundation: Poured Concrete	Roof: Cedar, Metal, Shake
Shingles Replaced:		Prop Attached: Detached
Year/Desc/Source: 2009/Owner/Owner		Apx Age: 6-15 Years
Property Access: Paved Road, Private Road, Year Round Road		Rd Acc Fee:
Other Structures: None		Winterized: Fully Winterized
Pool Features: Inground, Salt		
Garage & Parking: Attached Garage//Private Drive Double Wide//Exclusive Parking, In/Out Parking, Paver Stone Driveway		
Parking Spaces: 8	Driveway Spaces: 5.0	Garage Spaces: 3.0
Parking Level/Unit: Services:	Parking Assigned:	Licen Dwelling: No
	Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone, Underground Wiring	
Water Source: Municipal-Metered	Water Tmnt: None	Sewer: Sewer (Municipal)
Lot Size Area/Units: 0.740/Acres	Acres Range: 0.50-1.99	Acres Rent:
Lot Front (Ft): 112.00	Lot Depth (Ft): 0.00	Lot Shape: Irregular
Location: Urban	Lot Irregularities:	Land Lse Fee:
Area Influences: Airport, Ample Parking, Arts Centre, Beach, Campground, Cul de Sac/Dead End, Dog Park, Downtown, Golf, Greenbelt/Conservation, Highway Access, Hospital, Landscaped, Library, Open Spaces, Park, Place of Worship, Quiet Area, Ravine, School Bus Route, Shopping Nearby, Skiing, Trails Bay, Creek/Stream, Forest, Golf Course, Pool, Trees/Woods		Retire Com: No
View: Dry, Sloping, Wooded/Treed		Fronting On: East

Restrictions: **Easement, Municipal, Subdiv. Covenant** Exposure: **West**
 School District: **Bluewater District School Board, Bruce-Grey Catholic District School Board**
 High School: **Georgian Bay Community School, St. Mary's High, Pretty River**
 Elementary School: **Beaver Valley Community School, Georgian Bay Community School, St. Basil's, Notre Dame Catholic, Pretty River Academy**

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Ceiling Fans, Central Vacuum, Floor Drains, Garborator, Hot Tub, In-law Capability, Sewage Pump, Sump Pump, Water Heater Owned, Water Meter, Wet Bar, Work Bench**
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Concierge/Security, Heat Detector, Monitored, Security System, Smoke Detector(s)**
 Access Feat: **Hallway Width 36"-41", Hard/Low Nap Floors, Level within Dwelling, Open Floor Plan**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **In Basement, Main Level**
 Cooling: **Central Air, Humidity Control, Radiant Floor, Other**
 Heating: **Fireplace-Gas, Forced Air, Gas, Gas Hot Water, Geothermal, Ground Source, Heat Pump, In-Floor, Space Heater(s)**
 Fireplace: **6/Natural Gas, Wood** FP Stove Op: **Yes**
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Freezer, Garage Door Opener, Garbage Disposal, Gas Stove, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Microwave, Pool Equipment, Range Hood, Refrigerator, Satellite Dish, Satellite Equipment, Smoke Detector, Washer, Window Coverings, Wine Cooler, Other**
 Add Inclusions: **Warming Drawer, Golf Cart, All Bathroom Mirrors, All TVs & Related Equipment (except media room), Second Washer & Dryer, Freezer & Cooler. Total of 3 garage door openers & remotes, 3 hot water tanks.**
 Exclusions: **Media Room TV & Related Equipment**
 Electric Age: **2009** Plumbing Age: **2009** Furnished:
 Furnace Age: **2009** Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
 Legal Desc: **PCL 11-1 SEC 16M6; LT 11 PL 16M6 T/W AN EASEMENT OVER PT OF BLOCK 1, PL1157 DESIGNATED AS PT 25, 26, 27, 28, 30, 31, 32, 33, 34 & 35, 16R8788 & PT 7, 16R8505 AS IN R518636... See Realtor Remarks for full legal description.**
 Zoning: **R1-1** Survey: **Available/**
 Assess Val/Year: **\$1,777,000/2022** Hold Over Days: **120**
 PIN: **373080011** Occupant Type: **Owner**
 ROLL: **424200001101415**
 Possession/Date: **Flexible/** Deposit: **Minimum of 5%**

Brokerage Information

List Date: **08/31/2022**
 List Brokerage: **Royal LePage Locations North (Collingwood Unit B) Brokerage**
 Source Board: **The Lakelands Association of REALTORS®**

Prepared By: Karen Willison, Salesperson Date Prepared: **09/01/2022**
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MLS® #: 40312162

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	20' 10" X 23' 4"	6.35 X 7.11	Cathedral Ceiling, Fireplace, French doors, Hardwood floor, Heated Floor, Walkout to Balcony/Deck, Walk-in Pantry
Pantry	Main	5' 9" X 13' 4"	1.75 X 4.06	Cathedral Ceiling, Hardwood floor, Heated Floor
Desc: Full kitchen sink and full sized dishwasher				
Dining Room	Main	23' 8" X 18' 0"	7.21 X 5.49	Beamed ceiling, Cathedral Ceiling, Hardwood floor, Heated Floor, Open Concept
Great Room	Main	23' 8" X 20' 11"	7.21 X 6.38	Beamed ceiling, Cathedral Ceiling, Fireplace, French doors, Hardwood floor, Heated Floor, Open Concept, Walkout to Balcony/Deck
Bedroom Primary	Main	17' 5" X 21' 7"	5.31 X 6.58	Beamed ceiling, Cathedral Ceiling, Ensuite, Fireplace, Hardwood floor, Heated Floor, Walk-in Closet
Primary Ensuite Bathroom	Main	17' 5" X 11' 9"	5.31 X 3.58	5+ Piece, Double sink, Heated Floor, Tile Floors
Office	Main	9' 11" X 14' 5"	3.02 X 4.39	Hardwood floor, Heated Floor
Mud Room	Main			Heated Floor, Laundry, Stone floor, Walkout to Balcony/Deck
Desc: Walkouts to pool area, garage and driveway. Pool change area with shower & laundry chute.				
Bathroom	Main	8' 0" X 8' 10"	2.44 X 2.69	2-Piece, Hardwood floor, Heated Floor, Walkout to Balcony/Deck
Desc: Walkout to pool area				
Other	Main	18' 0" X 22' 7"	5.49 X 6.88	Cathedral Ceiling, Enclosed, Fireplace, Stone floor, Walkout to Balcony/Deck

Desc: Muskoka Room AKA 'The Cottage'

Other **Main** **23' 7" X 37' 5"** **7.19 X 11.40**

Desc: 3 car garage with walk out to pool area & direct access to house

Bedroom **Second** **20' 8" X 13' 7"** **6.30 X 4.14**
Bedroom **Second** **16' 5" X 25' 9"** **5.00 X 7.85**
Bathroom **Second** **8' 4" X 10' 9"** **2.54 X 3.28**
Recreation Room **Lower** **20' 11" X 33' 7"** **6.38 X 10.24**

Other **Lower** **21' 0" X 9' 9"** **6.40 X 2.97**

Hardwood floor, Vaulted Ceiling
Hardwood floor, Vaulted Ceiling
3-Piece, Ensuite, Tile Floors
Engineered Hardwood, Heated Floor, Open Concept
Engineered Hardwood, Heated Floor, Open Concept

Desc: Bar area with sink, under counter fridge and microwave

Media Room **Lower** **23' 5" X 20' 7"** **7.14 X 6.27**

Engineered Hardwood, Fireplace, French doors, Heated Floor, Open Concept

Bedroom **Lower** **14' 1" X 11' 4"** **4.29 X 3.45**

Engineered Hardwood, Ensuite Privilege, Heated Floor

Desc: At grade

Bedroom **Lower** **14' 2" X 11' 3"** **4.32 X 3.43**

Engineered Hardwood, Ensuite Privilege, Heated Floor

Desc: At grade

Bedroom **Lower** **18' 10" X 15' 11"** **5.74 X 4.85**

Engineered Hardwood, Ensuite Privilege, Heated Floor

Exercise Room **Lower** **19' 10" X 16' 7"** **6.05 X 5.05**

Ensuite Privilege, Heated Floor

Desc: Cork flooring

Other **Lower** **11' 0" X 11' 5"** **3.35 X 3.48**

Engineered Hardwood, Heated Floor, Open Concept

Desc: Wine tasting area

Bathroom **Lower** **5' 8" X 12' 3"** **1.73 X 3.73**

3-Piece, Heated Floor, Tile Floors

Desc: Steam shower

Bathroom **Lower** **8' 2" X 10' 0"** **2.49 X 3.05**

5+ Piece, Double sink, Heated Floor, Tile Floors

Laundry **Lower** **12' 4" X 8' 4"** **3.76 X 2.54**

Heated Floor, Tile Floors

Utility Room **Lower** **6' 0" X 20' 5"** **1.83 X 6.22**

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Quick Facts **123 Timber Leif Ridge, The Blue Mountains**

- Located in the prestigious community of The Georgian Bay Club
- Custom designed by Dave Harrington & Brad Abbott
- 0.75 acres. One of the largest lots in The Georgian Bay Club
- Beautiful custom pool and spa with heated pathway from mudroom to spa for winter access
- Fantastic screened-in room with stone fireplace
- Turret with spectacular views
- Geothermal heating and cooling
- 6 bedrooms
- 5 baths
- 3 car garage



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10 Favourite Things About
123 Timber Leif Ridge, The Blue Mountains

1	Private in summer, expansive in winter...spectacular sunrises.
2	The reclaimed Elm hardwood flooring on the main and upper floor.
3	A welcoming front portico.
4	The screened-in room, called "The Cottage" by the family.
5	A myriad of outdoor spaces to relax, drink coffee and wine!
6	The turret. Nothing better than to walk out and enjoy a cocktail and the sunset.
7	Beautiful relaxing gardens surrounding the house.
8	Several fireplaces to cozy up to on chilly days.
9	The presence of the exterior of the home, 'she' has been called "La Grande Dame" by many.
10	The pantry, a place to hide the dishes and when it's time to do them, a wonderful view of the ravine where, on occasion, a deer or fox have been seen!



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Expense/Utility/House Details
123 Timber Leif Ridge, The Blue Mountains

House Details

Item	Year	Notes
Year Home was Built	2009	
Air Conditioner	2009	Geothermal System
Air Exchanger	2009	
Windows	2009	Ridley Windows
Roof	2009	Competitive Roofing
Furnace	2009	Geothermal Natural Gas
Humidifier	2022	

Fees and Utility Costs**

Utility	Yearly Cost	Provider
Current Property Taxes	\$16,095.00	Town of the Blue Mountains
Insurance Premium	\$5,846.00	Chubb Limited
Gas (includes pool heating)	\$3,857.00	Enbridge
Hydro	\$7,135.00	Hydro One
Water/Sewer (includes sprinkler)	\$1,945.00	Town of the Blue Mountains
Internet Provider	\$1,200.00	Bell
Satellite TV	\$1,560.00	Shaw
Lawn/Garden/Sprinkler System Maintenance	\$9,751.00 (includes Spring/Fall cleanup, gardens bi-weekly, lawn mowing weekly)	The Landmark Group
Snow Removal	\$546.00	Chris Knott

Condo Fee	\$2,700.00	Sheridan Management
Pool Maintenance	\$5,679.00	Blue Mountain Pools
Generator Yearly Maintenance	\$220.00	The Generator Guys
HVAC Maintenance	\$2,000.00 - \$2,500.00	Fritz Boehler
Alarm System Monitoring	\$600.00	Hurononia Alarms
Weed Control	\$939.00	Eagles Weed Control & Lawn Service

***all fees and utility costs listed here are estimated as accurately as possible but are not guaranteed.*

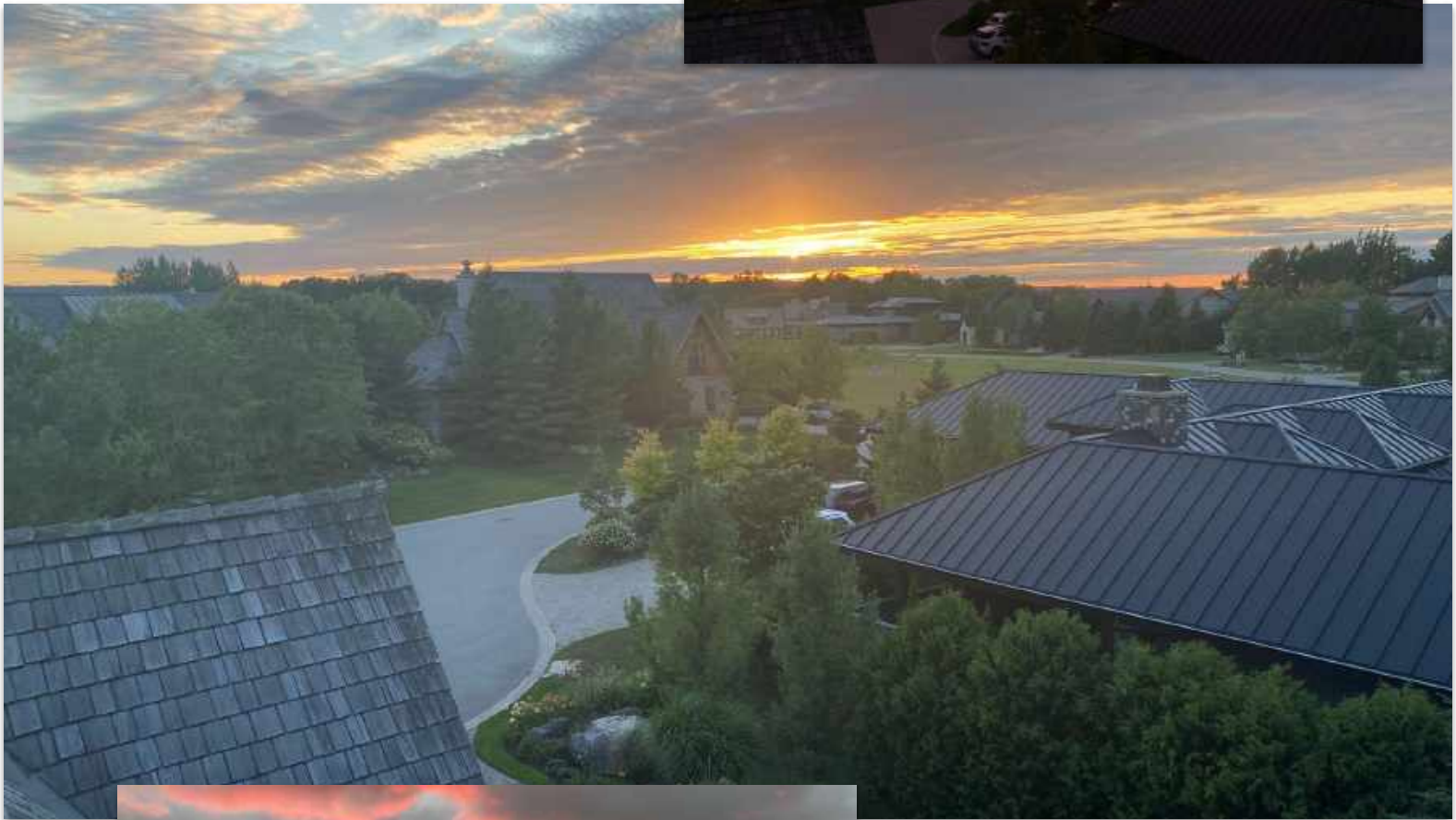
Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Dacor EF36BNFSS	2008 (Dacor appliances were made by KitchenAid in 2008)
Dishwasher (Pantry)	KitchenAid KUDK03FTSS3	2008
Dishwasher (Kitchen)	KitchenAid KUDD03STSS 10	2008
Stove/Oven	Dacor ER48D-C-SCH/NG	2008
Beverage Fridge	Dacor EF24LBCSS*P-A-07381891	2008
Microwave	Dacor DMT2420SC	2008
Washer/Dryer (Mud Room)	Maytag MDE2400AZW MAH2400AWW	2008
Washer/Dryer (Laundry Room)	Whirlpool YWED9400SW1 WFW9400SW01	2008
Chest Freezer (Garage)	Amana AQC0701GRW	2020
Small Upright Freezer (Laundry Room)	Danby	2016
Bar Fridge	Danby	2008

Additional Notes:

Water tap in pantry and pot filler replaced in Fall of 2021
Pool includes a Protect-a-Child Pool Fence
Pool heater replaced August, 2022
Pool and hot tub can run independently of each other

Views from the Turret

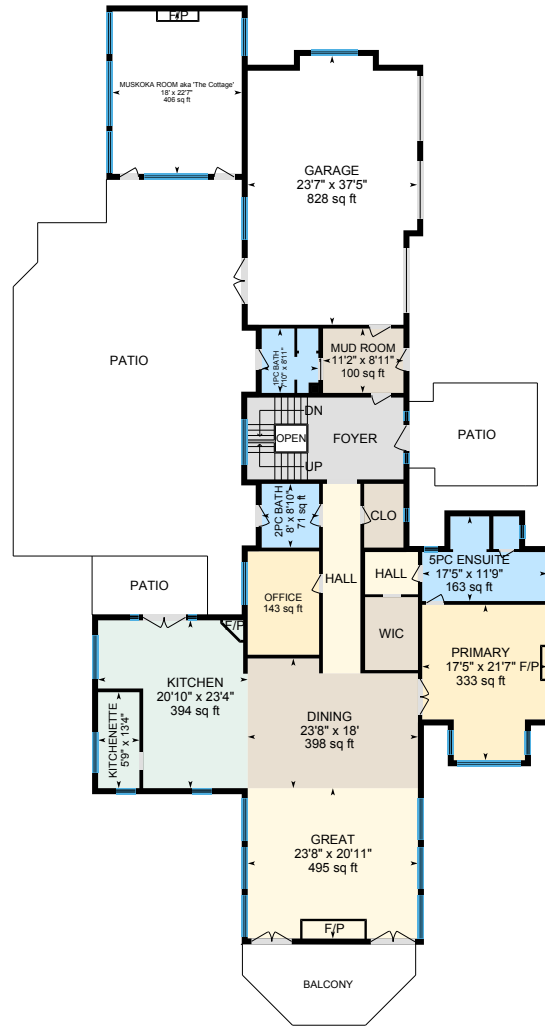


A Winter Wonderland

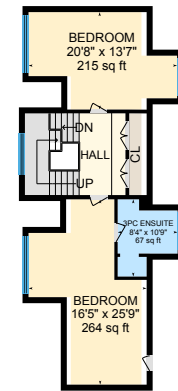


123 Timber Leif Ridge, The Blue Mountains, ON

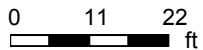
Main Building: Total Exterior Area Above Grade 4051.13 sq ft



Main Floor
Exterior Area 3164.50 sq ft

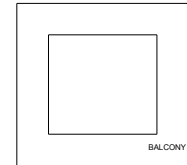
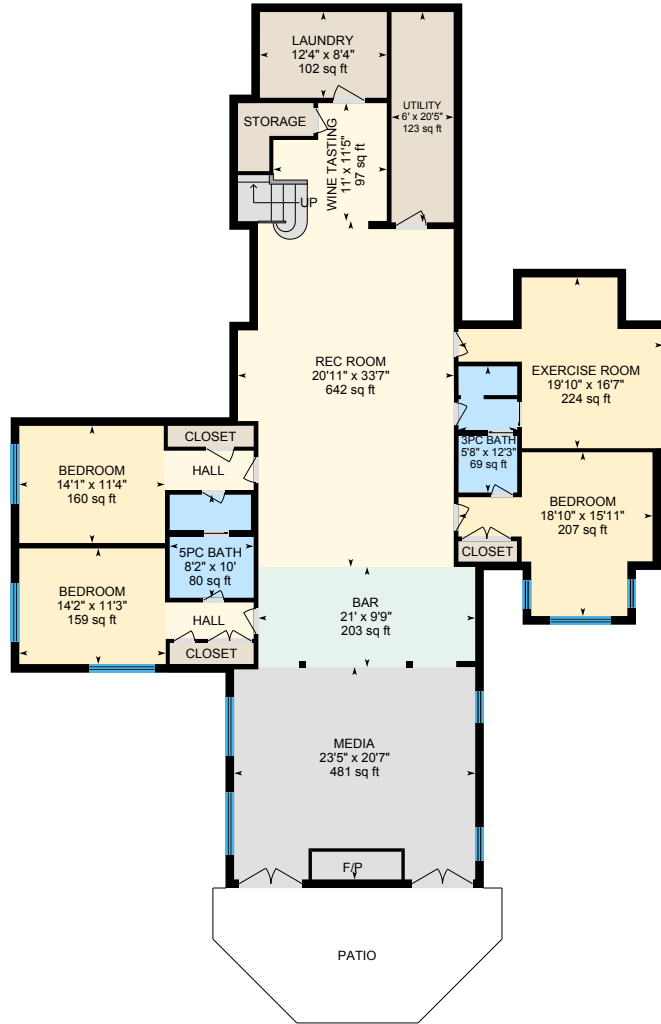


2nd Floor
Exterior Area 886.64 sq ft



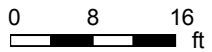
123 Timber Leif Ridge, The Blue Mountains, ON

Main Building: Total Exterior Area Above Grade 4051.13 sq ft



Lower Level (Below Grade)
Exterior Area 3095.10 sq ft

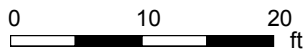
Belfry
Exterior Area



PREPARED: 2022/08/29

123 Timber Leif Ridge, The Blue Mountains, ON

Main Floor Exterior Area 3164.50 sq ft
Interior Area 2900.84 sq ft
Excluded Area 1396.10 sq ft



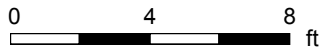
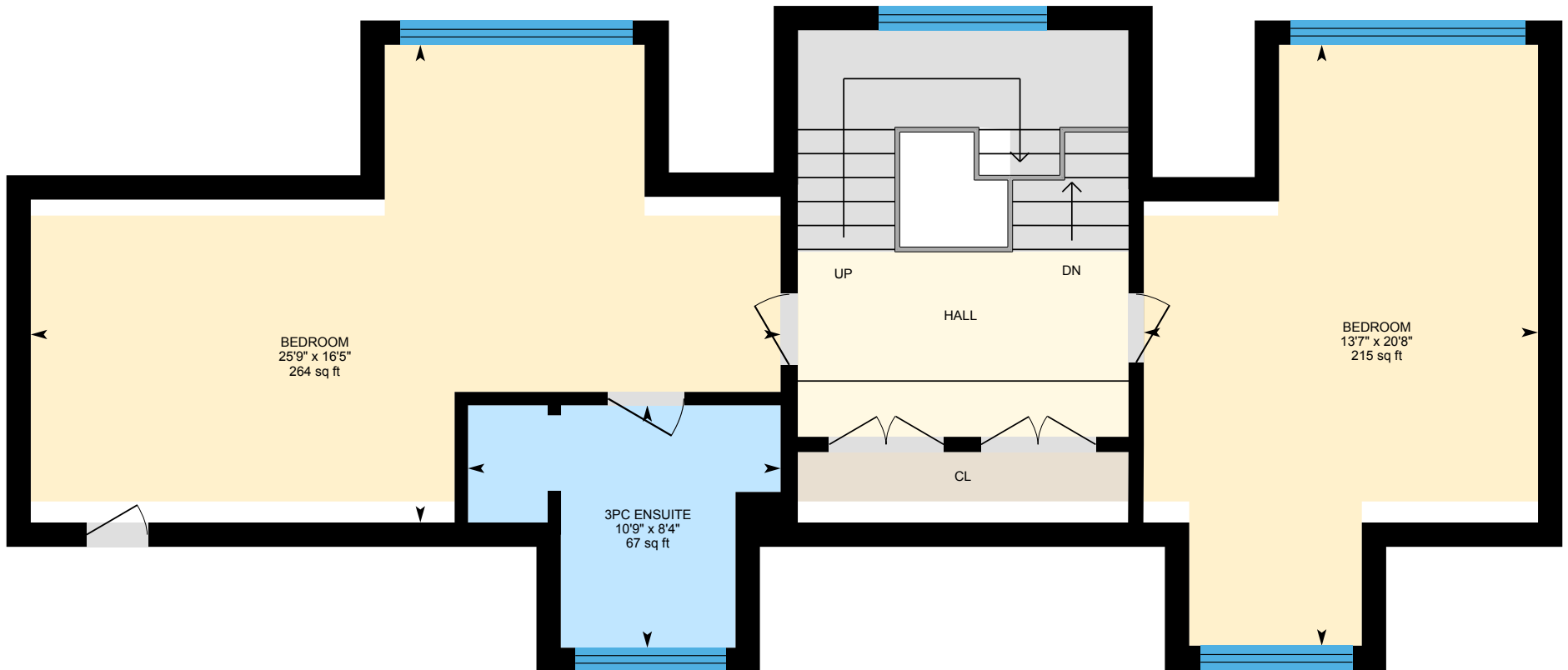
PREPARED: 2022/08/29



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.

123 Timber Leif Ridge, The Blue Mountains, ON

2nd Floor Exterior Area 886.64 sq ft
Interior Area 734.41 sq ft
Excluded Area 49.45 sq ft

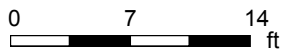


PREPARED: 2022/08/29



123 Timber Leif Ridge, The Blue Mountains, ON

Lower Level (Below Grade) Exterior Area 3095.10 sq ft
Interior Area 2826.37 sq ft

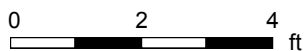
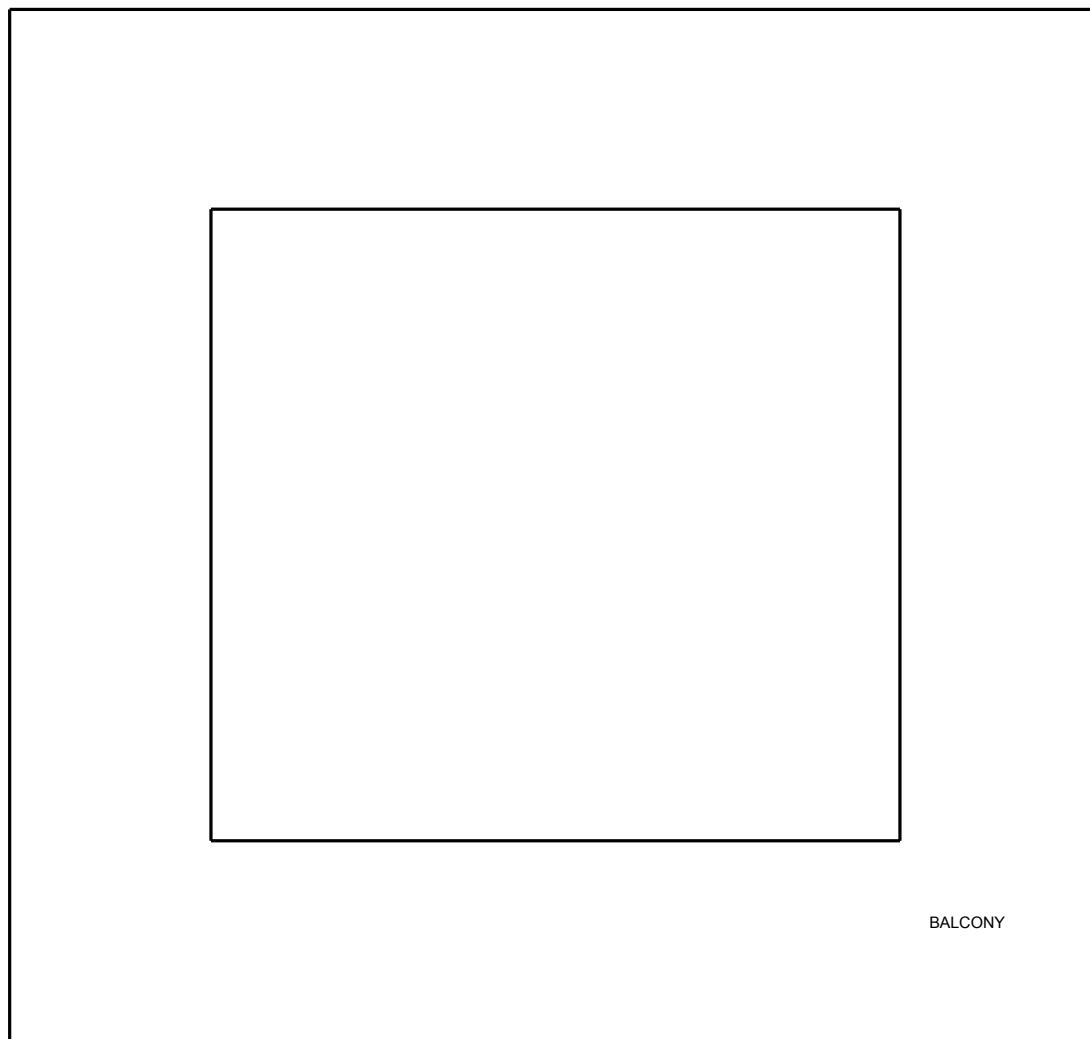


PREPARED: 2022/08/29



123 Timber Leif Ridge, The Blue Mountains, ON

Belfry



PREPARED: 2022/08/29



123 Timber Leif Ridge, 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

MAIN FLOOR

1pc Bath: 7'10" x 8'11" | 66 sq ft
2pc Bath: 8' x 8'10" | 71 sq ft
5pc Ensuite: 17'5" x 11'9" | 163 sq ft
Dining: 23'8" x 18' | 398 sq ft
Garage: 23'7" x 37'5" | 828 sq ft
Great: 23'8" x 20'11" | 495 sq ft
Kitchen: 20'10" x 23'4" | 394 sq ft
Kitchenette: 5'9" x 13'4"
Mud Room: 11'2" x 8'11" | 100 sq ft
Muskoka Room Aka 'the Cottage': 18' x 22'7" | 406 sq ft
Office: 9'11" x 14'5" | 143 sq ft
Primary: 17'5" x 21'7" | 333 sq ft

2ND FLOOR

3pc Ensuite: 8'4" x 10'9" | 67 sq ft
Bedroom: 16'5" x 25'9" | 264 sq ft
Bedroom: 20'8" x 13'7" | 215 sq ft

LOWER LEVEL

3pc Bath: 5'8" x 12'3" | 69 sq ft
5pc Bath: 8'2" x 10' | 80 sq ft
Bar: 21' x 9'9" | 203 sq ft
Bedroom: 14'1" x 11'4" | 160 sq ft
Bedroom: 14'2" x 11'3" | 159 sq ft
Bedroom: 18'10" x 15'11" | 207 sq ft
Exercise Room: 19'10" x 16'7" | 224 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

MAIN FLOOR

Interior Area: 2900.84 sq ft
Excluded Area: 1396.10 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 3164.50 sq ft

2ND FLOOR

Interior Area: 734.41 sq ft
Excluded Area: 49.45 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 886.64 sq ft

LOWER LEVEL (Below Grade)

Interior Area: 2826.37 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 3095.10 sq ft

BELFRY

All space is excluded

Total Above Grade Floor Area, Main Building

Interior Area: 3635.25 sq ft
Excluded Area: 1445.55 sq ft
Exterior Area: 4051.13 sq ft

123 Timber Leif Ridge, The Blue Mountains, ON

Property Details

Room Measurements

Laundry: 12'4" x 8'4" | 102 sq ft

Media: 23'5" x 20'7" | 481 sq ft

Rec Room: 20'11" x 33'7" | 642 sq ft

Utility: 6' x 20'5" | 123 sq ft

Wine Tasting: 11' x 11'5" | 97 sq ft

Floor Area Information

123 Timber Leif Ridge, 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

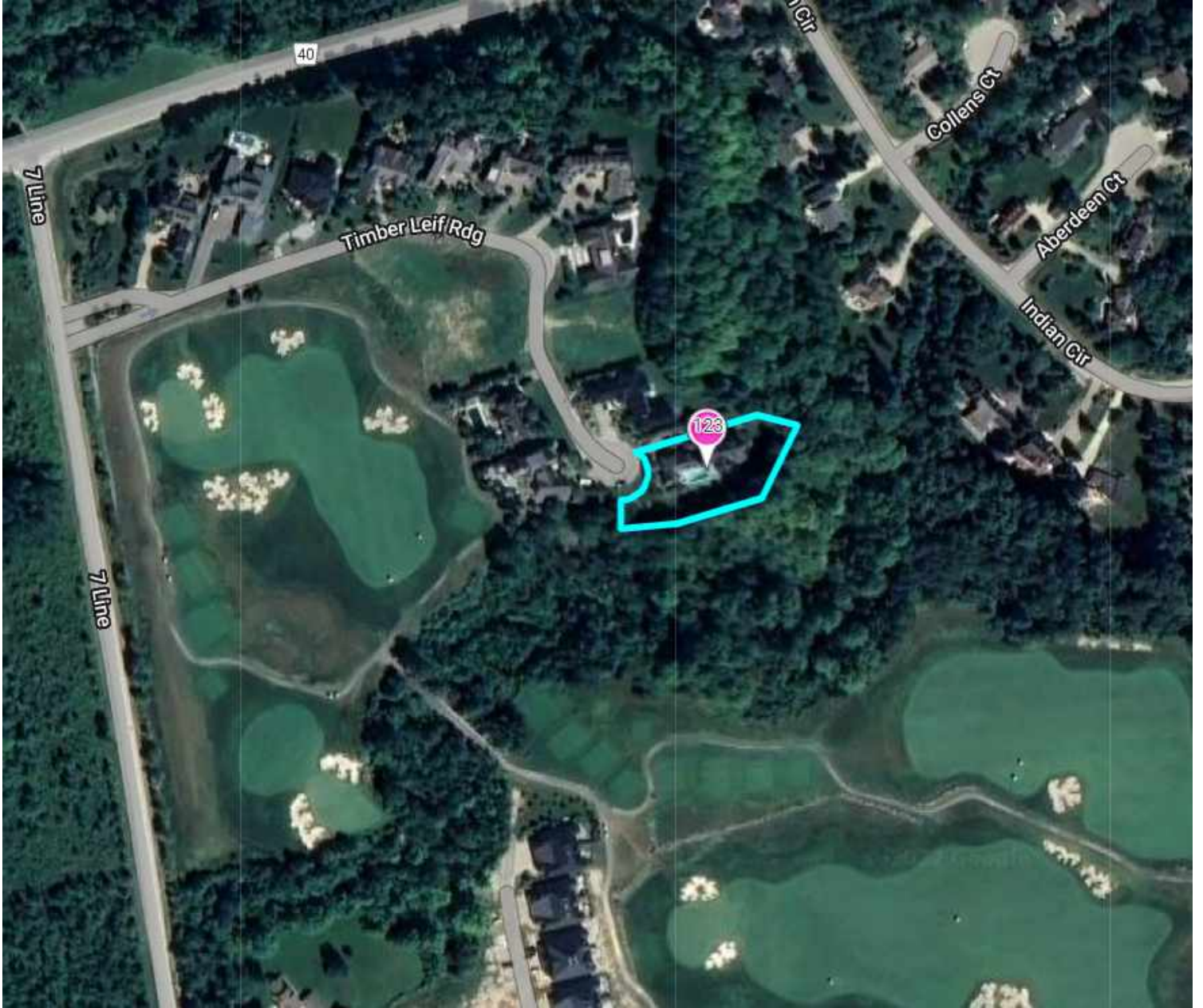
A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

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>

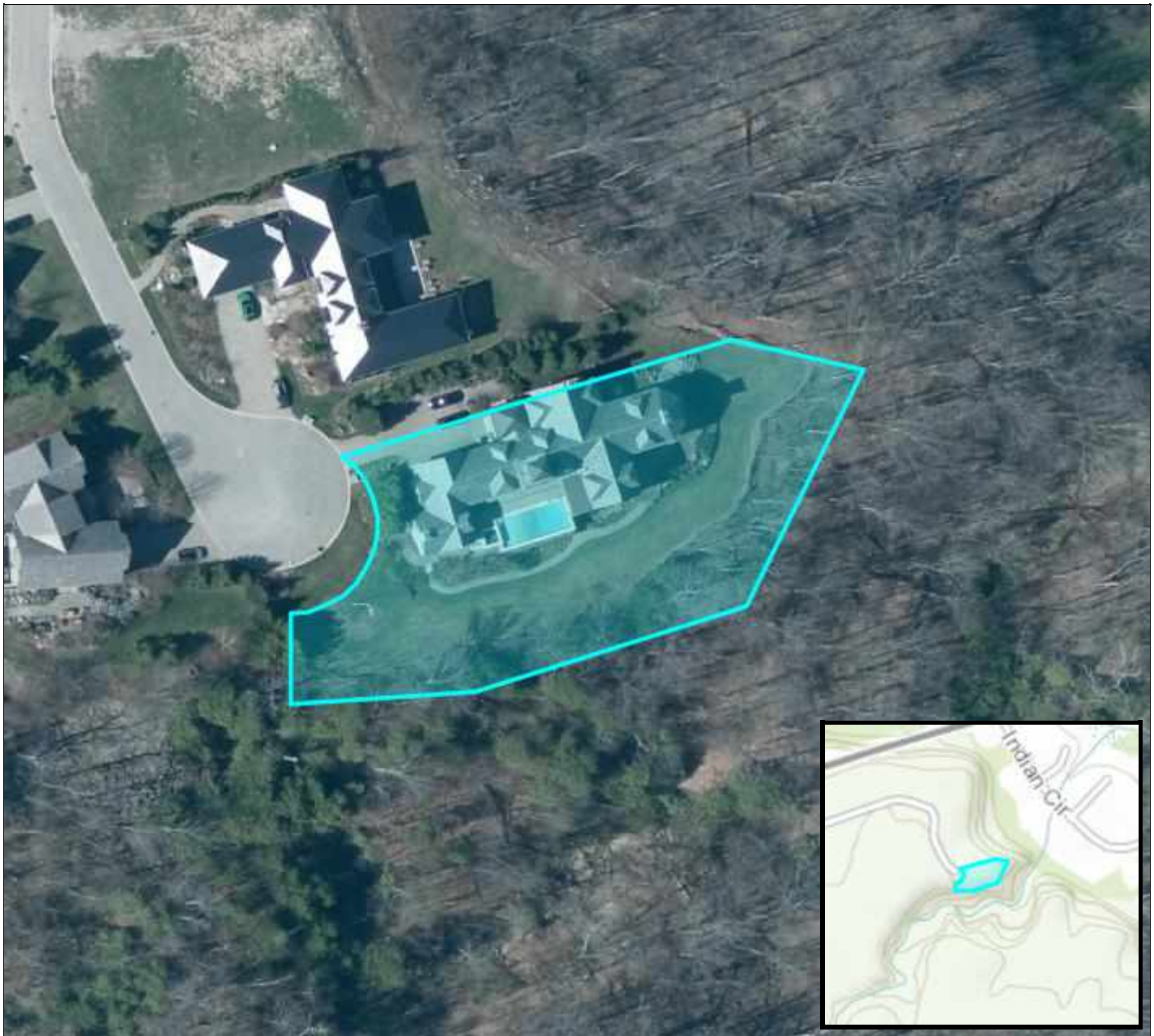


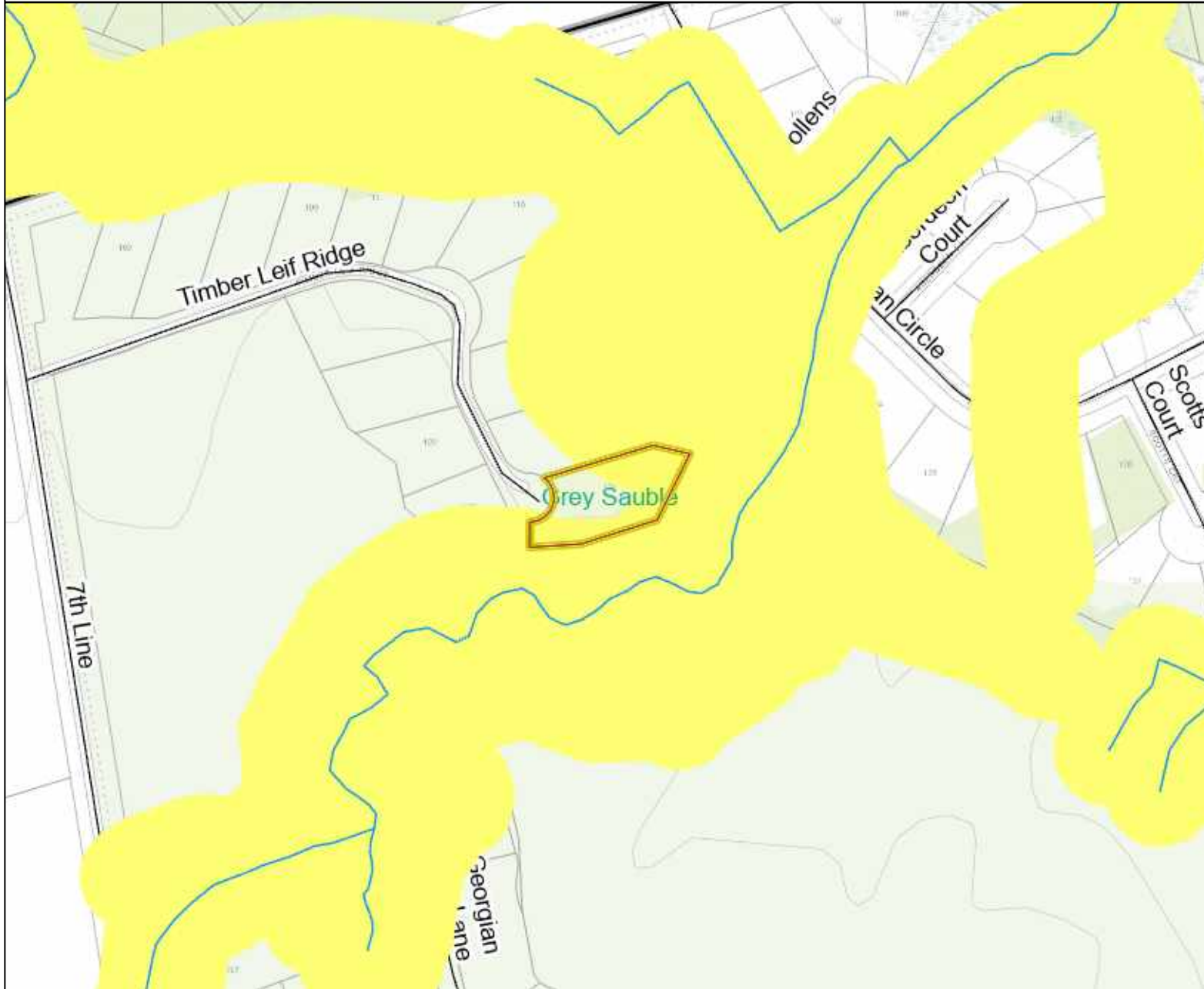
Roll Number	Address	Assessed Value	Acerage
424200001101415	123 Timber Leif Ridge	\$1777000	.74

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

NEC Designation	Legal Description	Property Use
Escarpment Recreation Area	PLAN 16M6 LOT 11	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

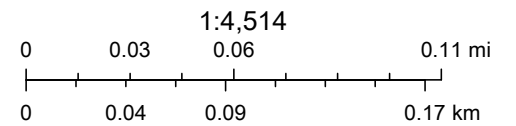


Zoning Map - 123 Timber Leif Ridge



September 1, 2022

- | | | |
|---|-----------------------|------------------|
| Base_ReferenceLayers - Parcel (Assessment) Re-aligned | Residential Two (R2) | Open Space (OS) |
| TheBlueMountains_LandUse - Zoning Bylaw 2018-65 - Realign | Rural (R) | Hazard (H) |
| Residential One (R1-1) | Recreation Two (REC2) | Agricultural (A) |



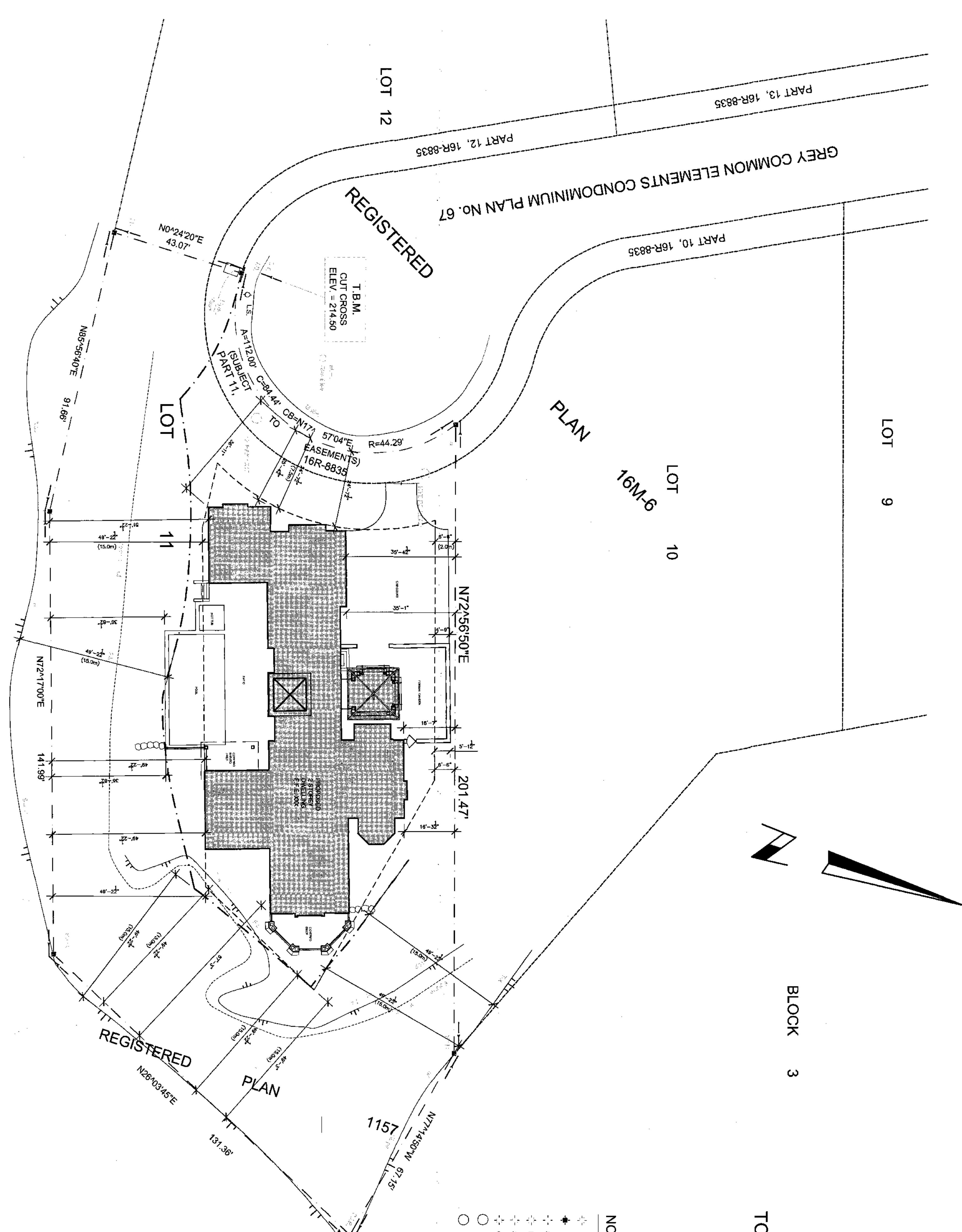
SITE STATISTICS:

ZONING CLASSIFICATION	SQ.M.	SQ.FT.
NEW (GFA)	2892.8	30,816.0
NEW BASEMENT FLOOR AREA	433.6	4667.4
NEW GROUND FLOOR AREA	314.4	3384.2
NEW SECOND FLOOR AREA	345.0	3724.8
NEW GARAGE FLOOR AREA	83.2	895.2

**TOPOGRAPHICAL PLAN OF
LOT 11
REGISTERED PLAN 16M-6
(GEOGRAPHIC TOWNSHIP OF COLLINGWOOD)
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY**

ZUBEK, EMO, PATTEN & THOMSEN LTD.
2007

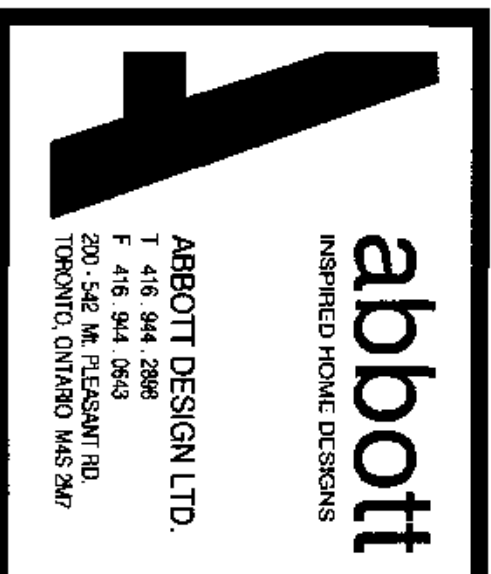
- NOTES**
- ◆ DENOTES SET
 - ◆ DENOTES FOUND
 - ◆ S.I.B. DENOTES STANDARD IRON BAR
 - ◆ S.I.B. DENOTES SHORT STANDARD IRON BAR
 - ◆ C.C. DENOTES CUT CROSS
 - M.H. DENOTES SANITARY MANHOLE
 - L.S. DENOTES LIGHT STANDARD



SITE PLAN
SCALE: 1/8" = 1'-0"

BLOCK 1

BLOCK 3



GREEN CHALET
LOT 11 GREEN BAY CLUB
TOWN OF THE BLUE MOUNTAINS

SHEET TITLE
SITE PLAN

NO.	DATE	DESCRIPTION
01	11.09.07	ISSUED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
01	11.09.07	ISSUED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
01	11.09.07	ISSUED FOR CONSTRUCTION

CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH WORK. LATEST APPROVED DRAWINGS ONLY TO BE USED. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND SHALL BE REFERENCED DRAWINGS NOT TO BE SCALED.

NOTIFICATION: The architect and engineer shall not be responsible for the construction of the work shown on the drawings unless the contractor has notified the architect and engineer in writing of any errors or omissions on the drawings before the work is started. The architect and engineer shall not be responsible for the construction of the work shown on the drawings unless the contractor has notified the architect and engineer in writing of any errors or omissions on the drawings before the work is started.

NO.	DATE	DESCRIPTION
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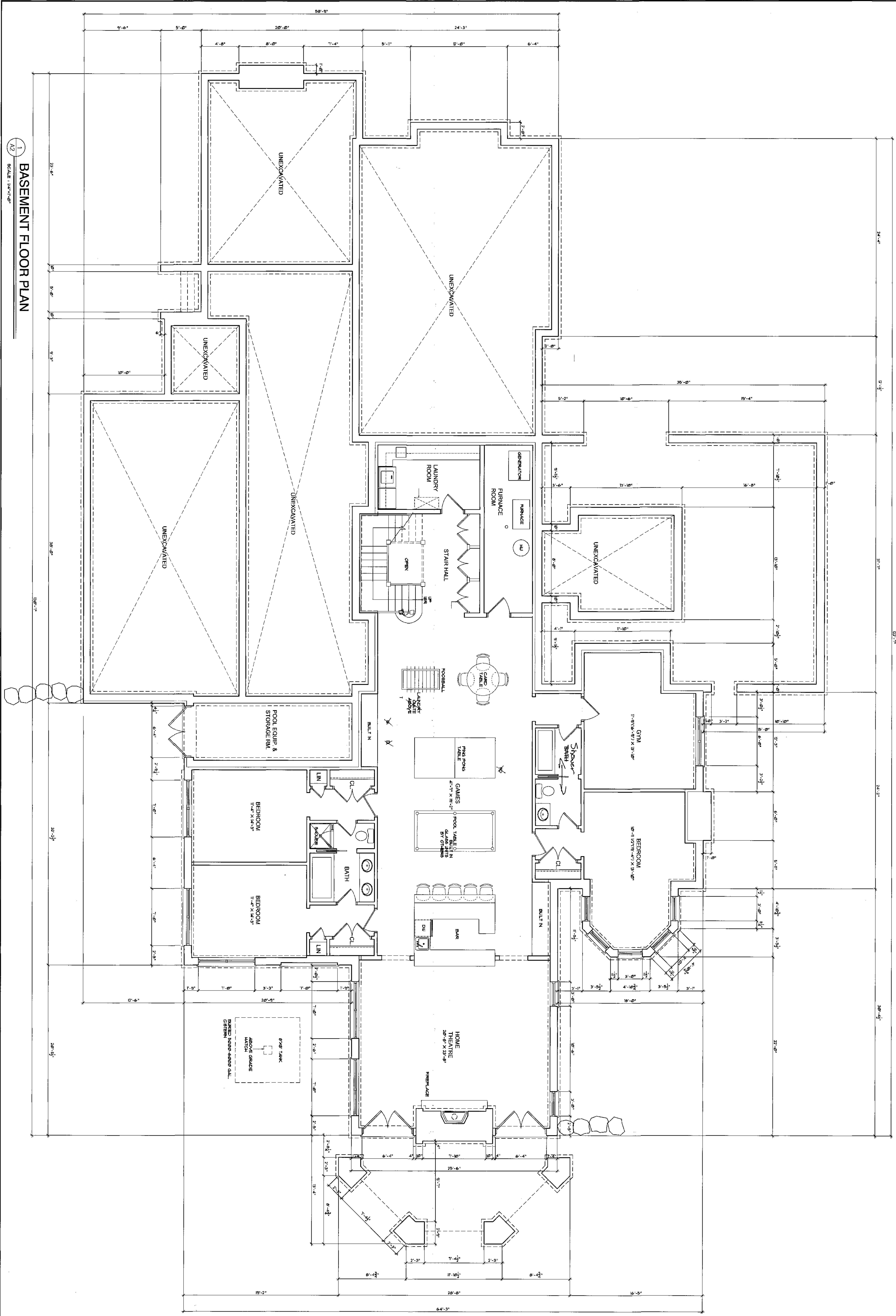
abbott
RESIDENTIAL HOME DESIGN

ABBOTT DESIGN LTD.
100, 102 & 104
300, 302 & 304
306, 308 & 310
312, 314 & 316
318, 320 & 322
324, 326 & 328
330, 332 & 334
336, 338 & 340
342, 344 & 346
348, 350 & 352
354, 356 & 358
360, 362 & 364
366, 368 & 370
372, 374 & 376
378, 380 & 382
384, 386 & 388
390, 392 & 394
396, 398 & 400

PROJECT TITLE
GREEN CHALET
LOT 141 GEORGIAN BAY CLUB
TOWN OF THE BLUE MOUNTAINS

SHEET TITLE
BASEMENT FLOOR PLAN

DESIGNER	DATE
24	NOV.07
CHECKED BY	DATE
DATE	FILE
1/4" = 1'-0"	XXXXXX
PROJECT NO.	DRAWING NO.
XXXX	A 2



BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL CHECK AND
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 ARE THE PROPERTY OF THE DESIGNER
 DRAWINGS NOT TO BE SCALED.

NOTIFICATION: The architect and design professional shall be notified immediately in writing of any errors or omissions in the drawings. The design professional shall be responsible for the accuracy of the drawings. The design professional shall be responsible for the accuracy of the drawings. The design professional shall be responsible for the accuracy of the drawings.

NO.	DATE	REVISION
01	11.09.07	ISSUED FOR CDA

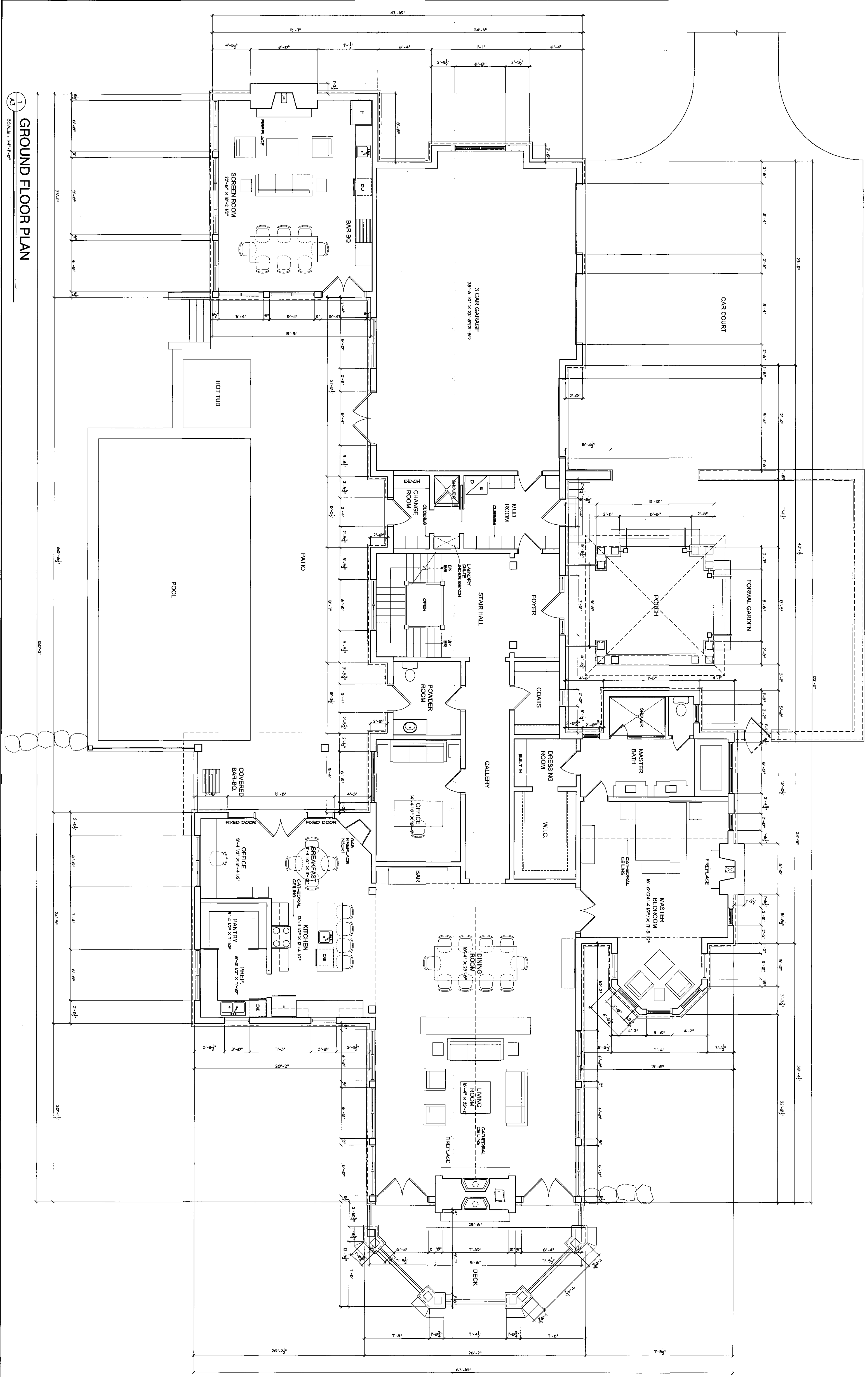
abbott
 INSPIRED HOME DESIGNS
 ABBOTT DESIGN LTD.
 700, 42nd St. Toronto, ON M3J 1K2
 T: 416.341.5000
 F: 416.341.5005
 WWW.ABBOTTDESIGN.COM

PROJECT TITLE
GREEN CHALET
 LYVALL GEORGIAN BAY CLUB
 TOWN OF THE BLUE MOUNTAINS

SHEET TITLE
GROUND FLOOR PLAN

DESIGNED BY	DATE
JK	10/14/07
CHECKED BY	DATE
JK	11/1/07
SCALE	FILE
1/4" = 1'-0"	XXXXXX

PROJECT NO. XXXX DRAWING NO. A3



GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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 TEL: (416) 291-1111
 FAX: (416) 291-1112
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REVISIONS

NO.	DATE	DESCRIPTION
01	11.09.07	ISSUED FOR CMA

abbott
 INTEGRATED HOME DESIGNERS

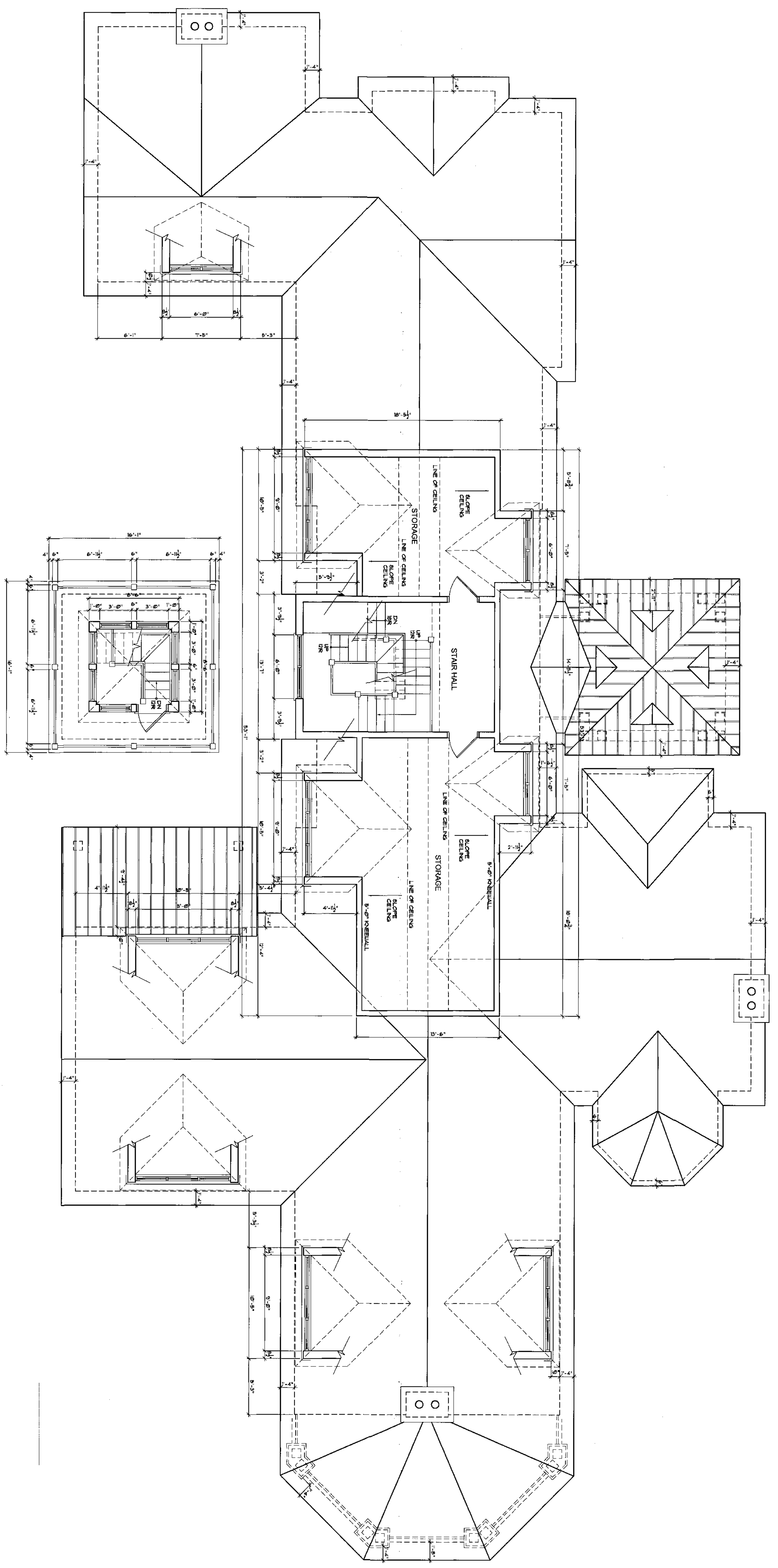
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 SCARBOROUGH, ONTARIO M1S 4T6
 TEL: (416) 291-1111
 FAX: (416) 291-1112
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GREEN CHALET
 10741 GERRARD AVE. CLUB
 TOWN OF THE BLUE MOUNTAINS

SHEET TITLE
SECOND FLOOR PLAN

NO.	DATE	DESCRIPTION
01	NOV.9.07	ISSUED FOR CMA

PROJECT NO. XXXX
 DRAWING NO. A 4



1
 SCALE: 1/4" = 1'-0"
SECOND FLOOR PLAN

2
 SCALE: 1/4" = 1'-0"
UPPER TOWER PLAN