



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Exclusive Listing Information Package

**123 Timber Leif Ridge, The Blue Mountains
Offered at \$5,975,000.00**



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



LOCATIONS **NORTH**





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



8,000+ sq. ft.



6 Bed



5 Bath



COLLABORATIVE REAL ESTATE

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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



COLLABORATIVE
REAL ESTATE

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!



COLLABORATIVE
REAL ESTATE

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	Huronias 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.*

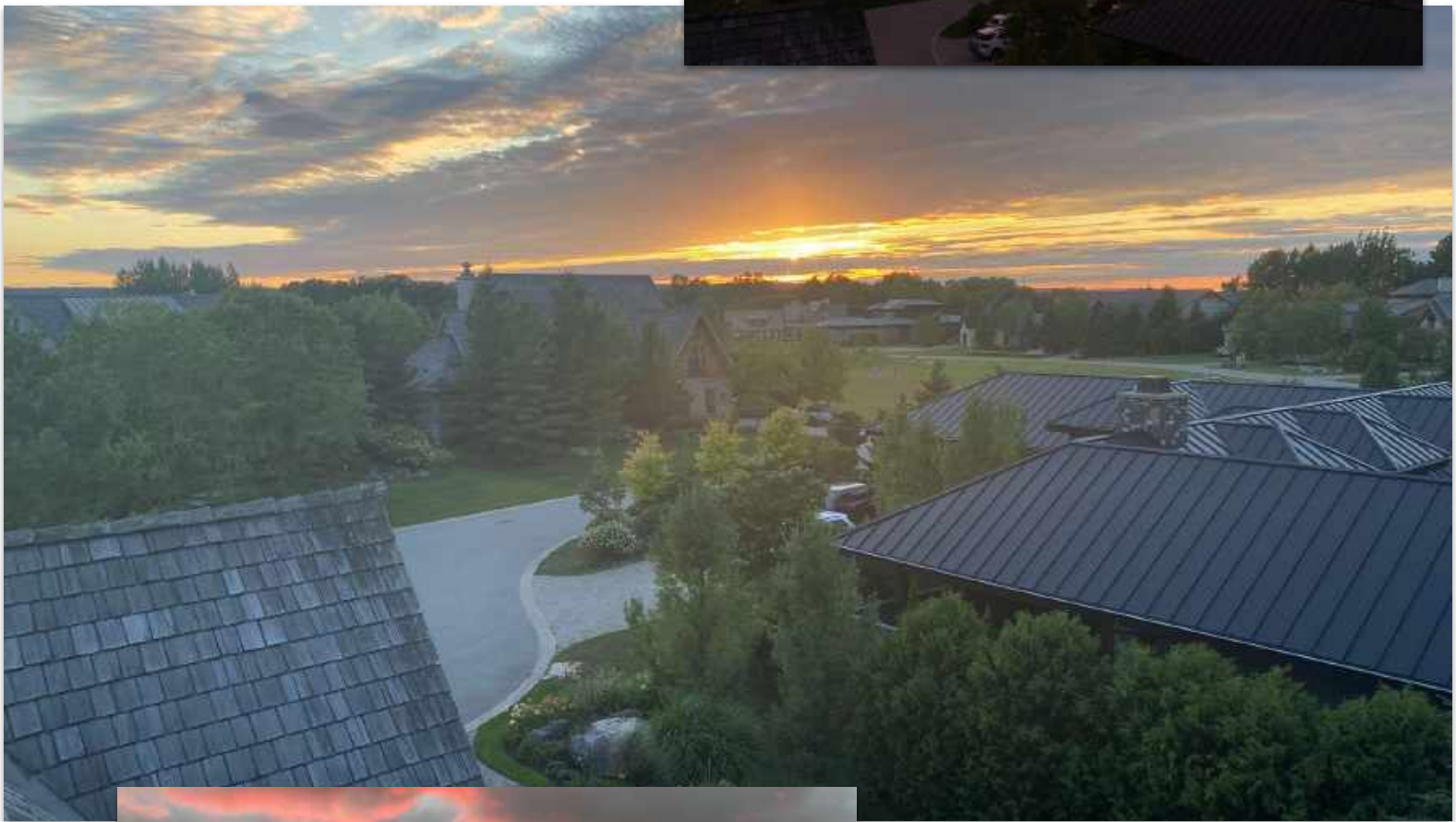
Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Dacor	2008 (Dacor appliances were made by KitchenAid in 2008)
Dishwasher (regular + drawer)	KitchenAid	2008
Stove/Oven	Dacor	2008
Beverage Fridge	Dacor	2008
Microwave	Dacor	2008
Washer/Dryer (Mud Room)	Maytag	2008
Washer/Dryer (Laundry Room)	Whirlpool	2008
Chest Freezer (Garage)	Amana	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

Views from the Turret



Dreamy Summer Days

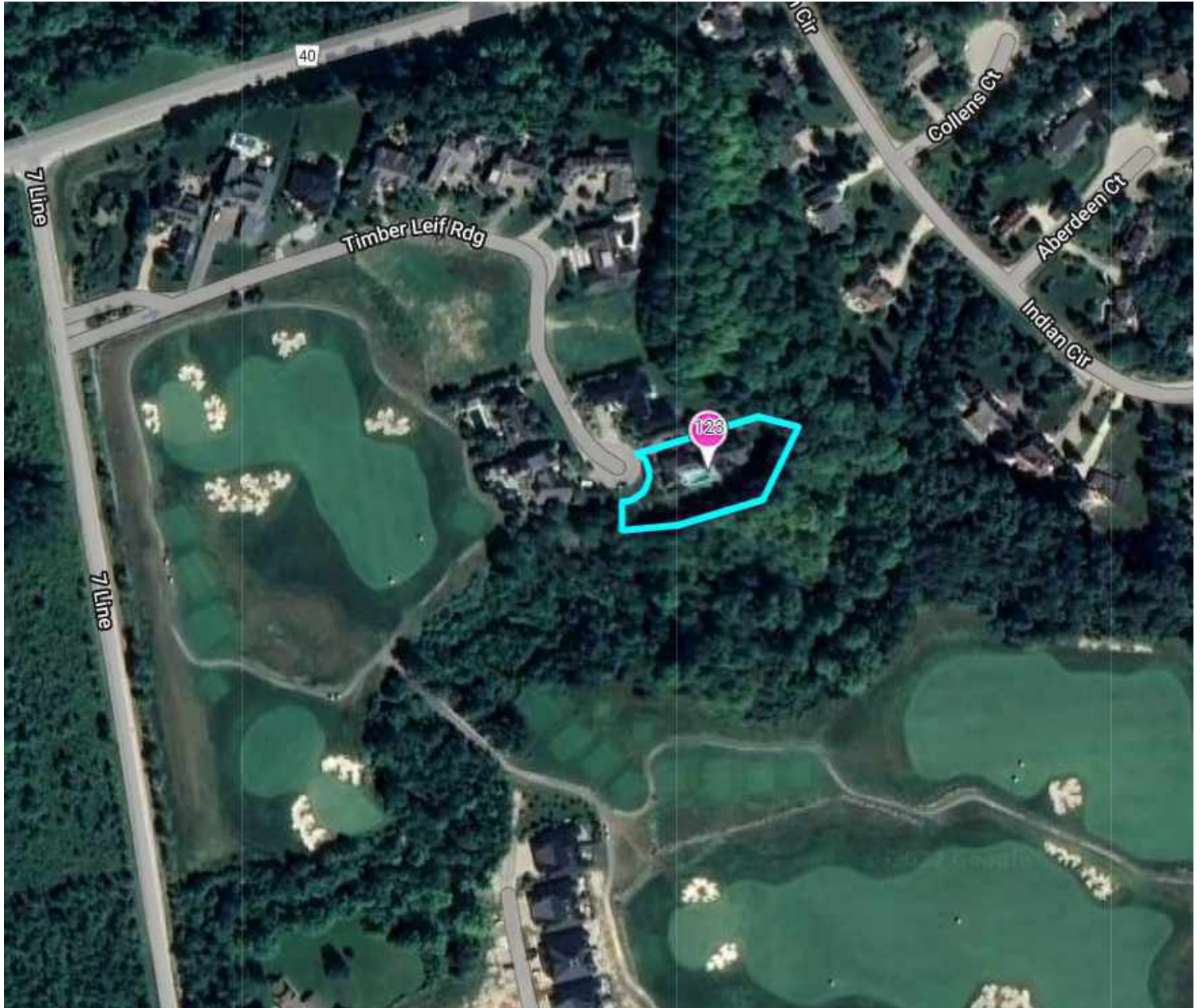


A Family Haven



A Winter Wonderland





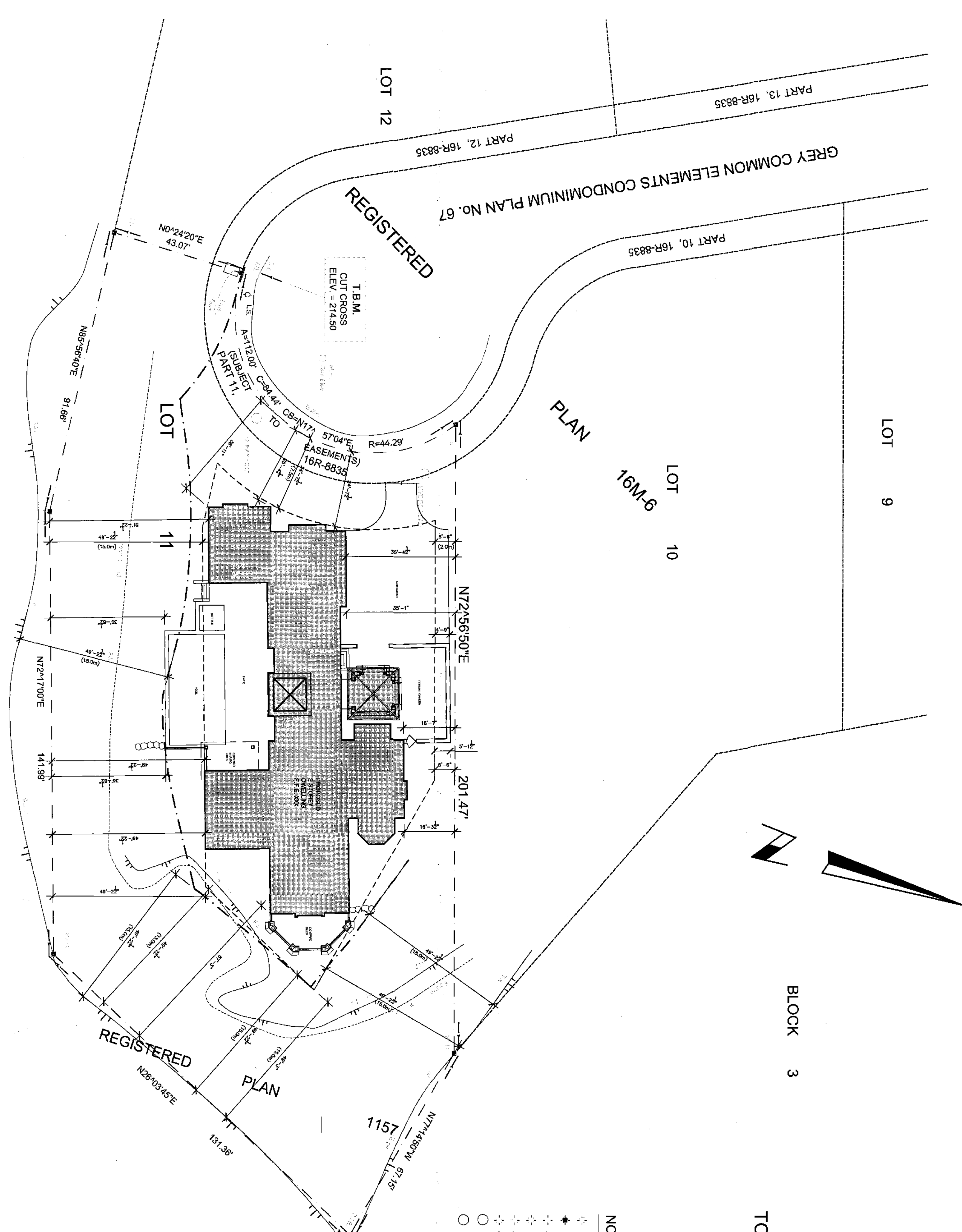
SITE STATISTICS:

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	3384.7
NEW SECOND FLOOR AREA	345.0	3724.8
NEW GARAGE FLOOR AREA	83.2	895.7

**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

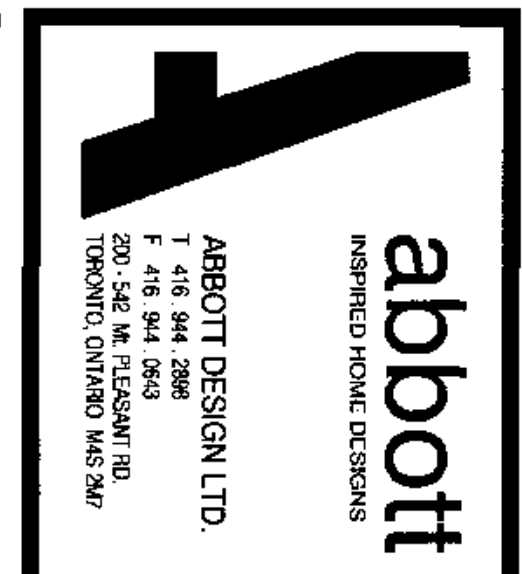
- NOTES**
- ◆ DENOTES SET
 - ◆ DENOTES FOUND
 - ◆ S.I.B. DENOTES STANDARD IRON BAR
 - ◆ S.I.B. DENOTES SHORT STANDARD IRON BAR
 - ◆ C.C. DENOTES CUT CROSS
 - M.H. DENOTES SANITARY MANHOLE
 - L.S. DENOTES LIGHT STANDARD



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
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PROJECT NO: XXXX
DRAWING NO: A1

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. The contractor shall be responsible for the construction of the work shown on the drawings. The architect and engineer shall not be responsible for the construction of the work shown on the drawings.

NO.	DATE	DESCRIPTION
01	11.06.07	ISSUED FOR CON. WORK
02	11.06.07	ISSUED FOR CON. WORK

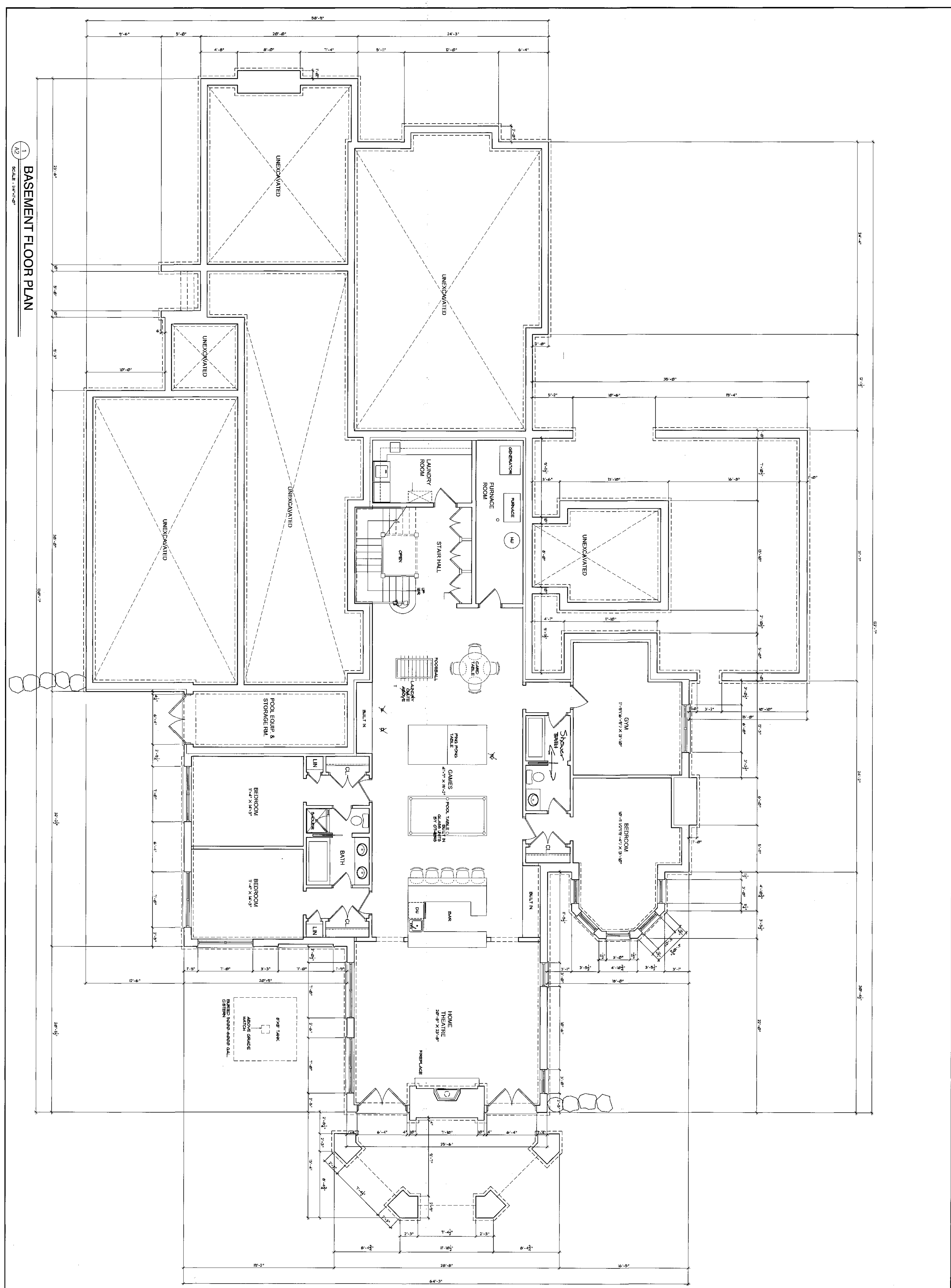
abbott
RESIDENTIAL HOME DESIGN

ABBOTT DESIGN LTD.
300, 2ND FLOOR, 1000 BAYVIEW RD.
SCARBOROUGH, ONTARIO M1B 2Y1
TEL: (416) 491-8888
WWW.ABBOTTDESIGN.COM

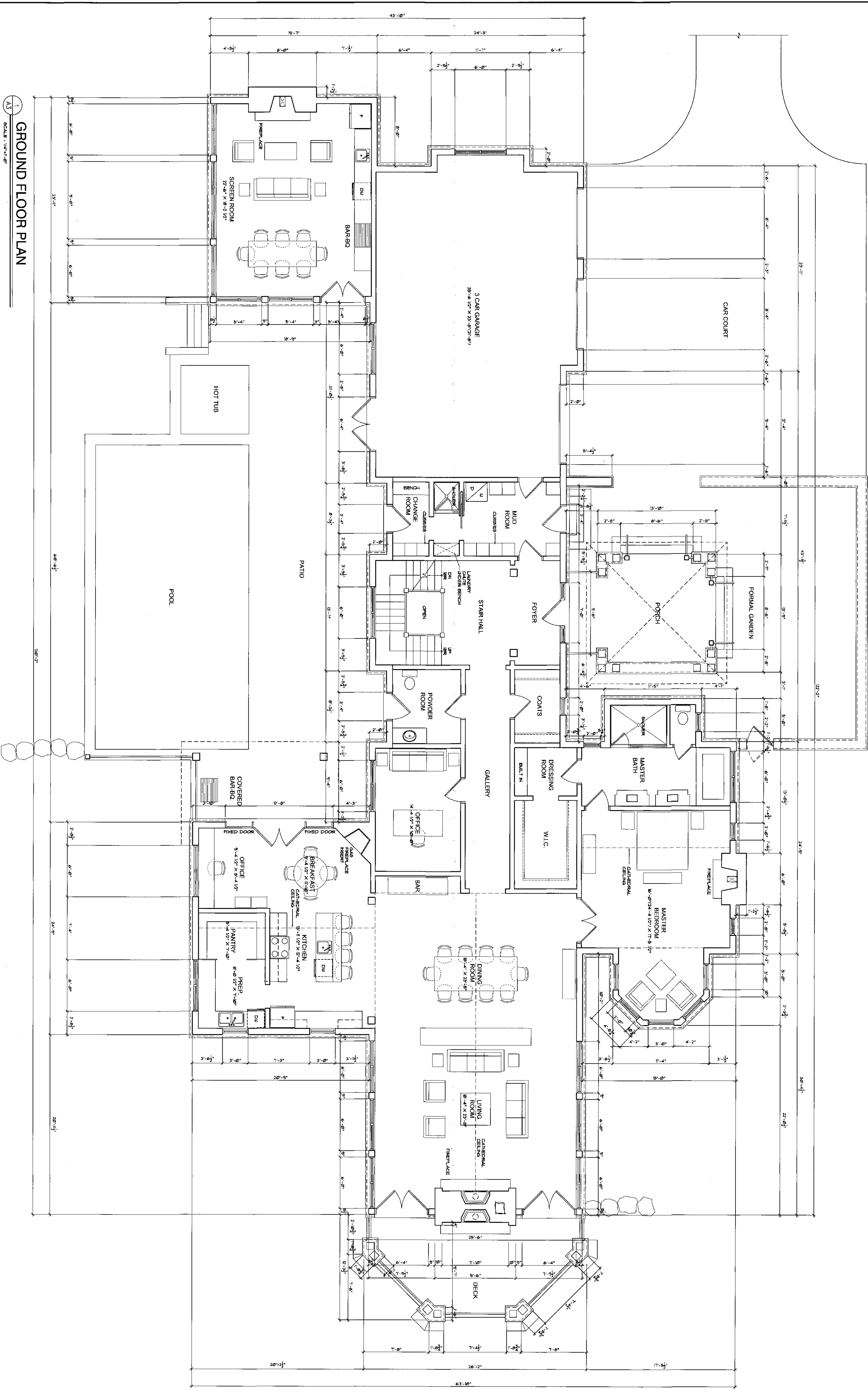
PROJECT TITLE: GREEN CHALET
LOT 141, GREEN GARDENS, TOWN OF THE BLUE MOUNTAINS

SHEET TITLE: BASEMENT FLOOR PLAN

NO.	DATE	DESCRIPTION
01	11.06.07	ISSUED FOR CON. WORK
02	11.06.07	ISSUED FOR CON. WORK



1
22
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONTRACTOR SHALL CHECK AND
ALL CONDITIONS ON THE JOB SITE
LATEST APPROVED DRAWINGS ONLY TO
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100, 102 & 104 KENNEDY RD.
SCARBOROUGH, ONTARIO M1S 1X9
TEL: (416) 291-8888
WWW.ABBOTTDESIGN.COM

PROJECT TITLE:
GREEN CHALET
Loyal Georgian Bay Club
Town of the Blue Mountains

SHEET TITLE:
GROUND FLOOR PLAN

NO.	DATE	REVISION
01	11-09-07	ISSUED FOR CDA

REVISIONS

DESIGNED BY	DATE
AK	NOV 10 2007
CHECKED BY	DATE
AK	NOV 10 2007
SCALE	FILE
1/8" = 1'-0"	XXXXXX
PROJECT NO.	DRAWING NO.
XXXX	A 3

CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH WORK. LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION. ALL DRAWINGS AND SPECIFICATIONS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. DRAWINGS NOT TO BE SCALED.

ABBOTT DESIGN LTD.
 418 9th Street
 1000-10th Street
 Toronto, Ontario M5W 1S7

PROJECT TITLE: GREEN CHALET
 UPTILL GERMAN BAY CLUB
 TOWN OF THE BLUE MOUNTAINS

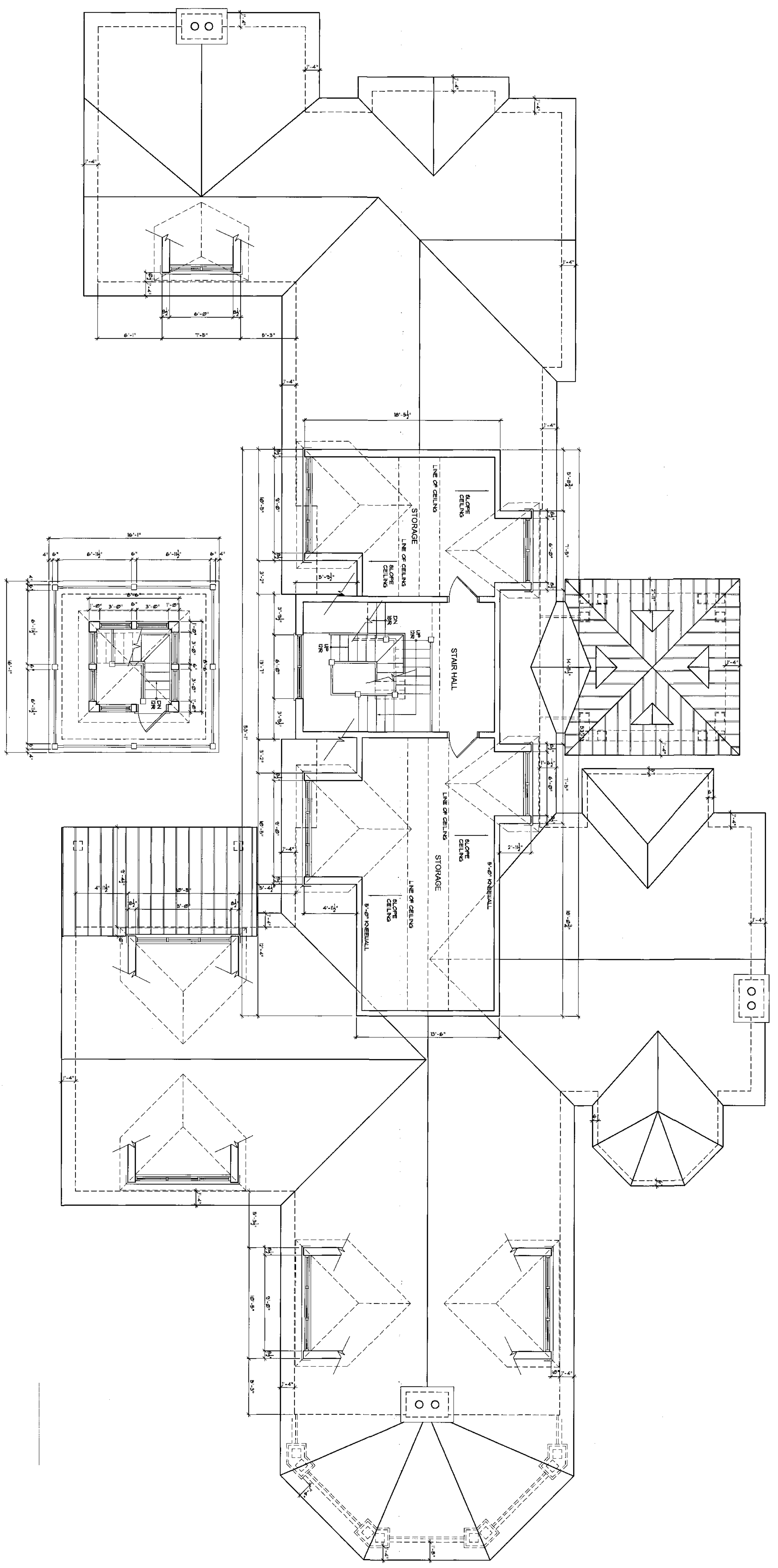
SHEET TITLE: SECOND FLOOR PLAN

DRAWN BY: ZK
 CHECKED BY: E.
 SCALE: 1/4" = 1'-0"

DATE: NOV/9/07

FILE: XXXXXXXX

PROJECT NO.: XXXX
 DRAWING NO.: A 4



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

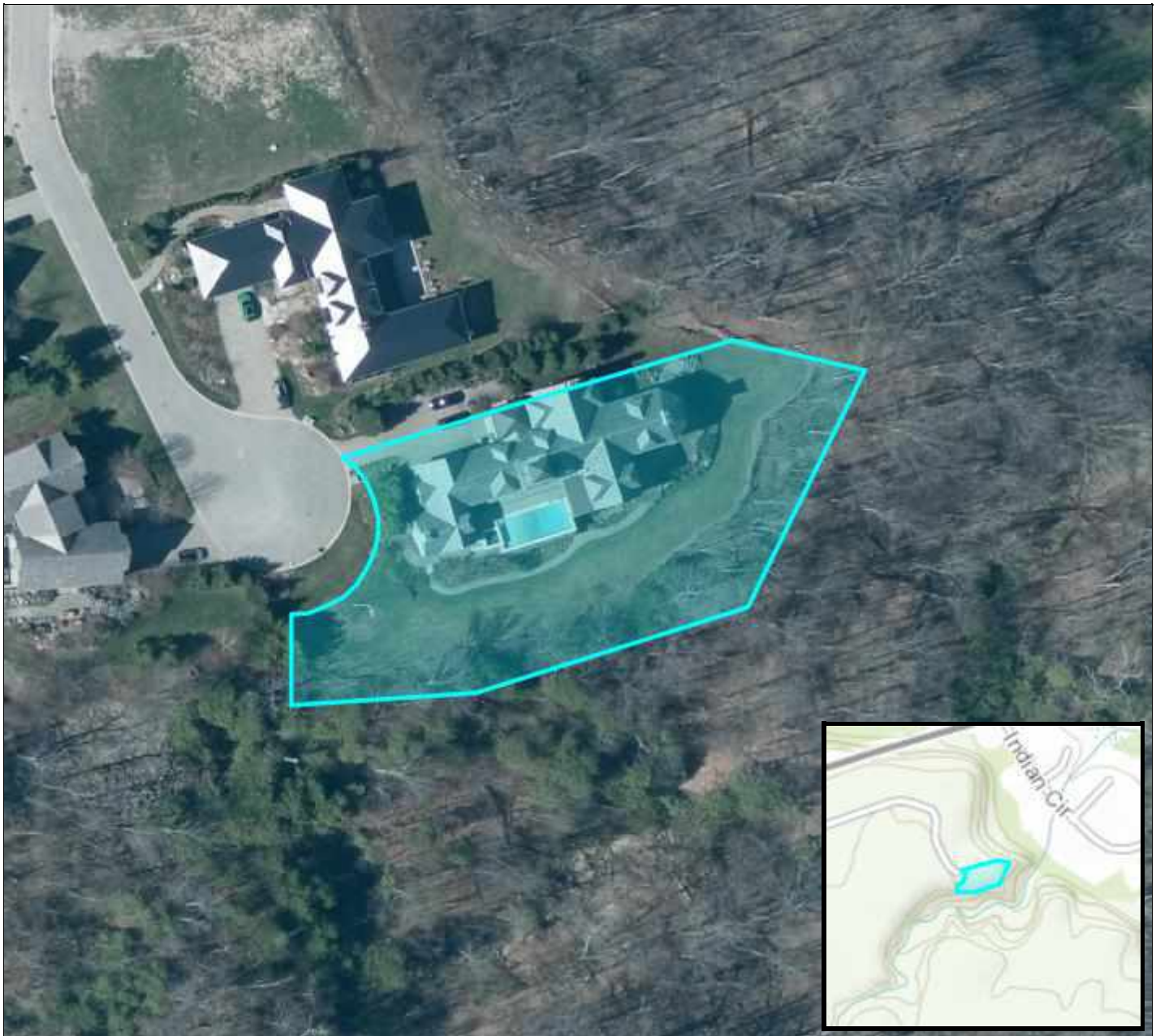
2 UPPER TOWER PLAN
 SCALE: 1/4" = 1'-0"

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

111 0 56 111 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of Grey

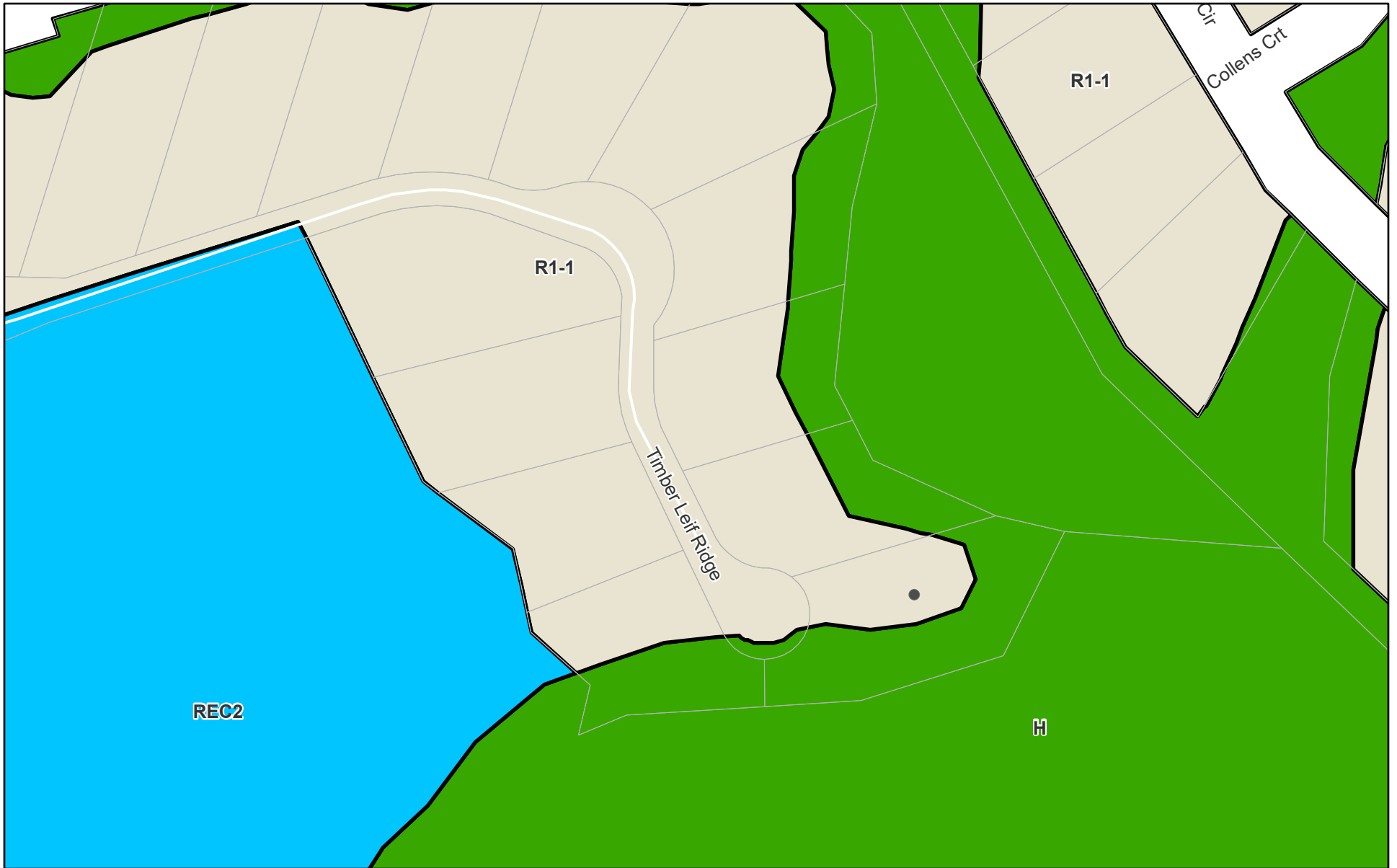


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Printed August 4, 2022

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Zoning Map - 123 Timber



August 4, 2022

- Base_ReferenceLayers - Parcel (Assessment) Re-aligned
- Recreation Two (REC 2)
- TheBlueMountains_LandUse - Zoning Bylaw 2018-65 - Realign
- Hazard (H)
- Residential One (R1-1)

