

\$1,000,000 - 106 Clippers Lane, Blue Mountains

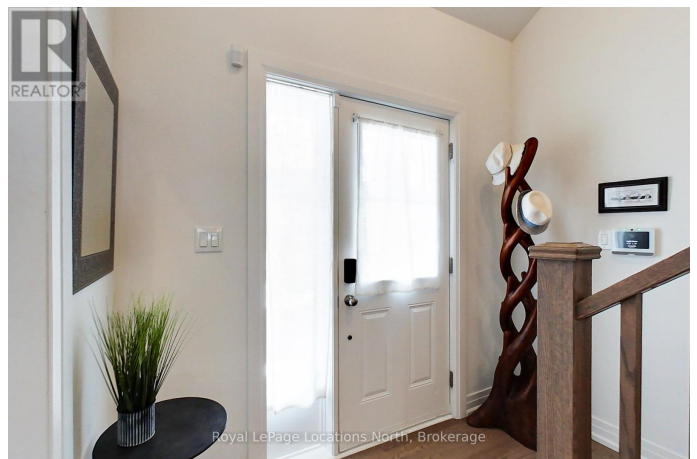
MLS® #X12440496

\$1,000,000

3 Bedroom, 3.00 Bathroom,
Single Family

Blue Mountains, Blue Mountains, Ontario

Welcome to The Cottages at Lora Bay a charming and friendly enclave just steps from a private, residents only beach on the stunning shores of Georgian Bay. This beautifully upgraded Aspen Model bungalow offers 3 bedrooms and 3 baths, nestled on a quiet street just minutes from a world-class golf course and Thornbury's dining and boutique shopping. Step inside to find a bright, open-concept living space featuring hardwood floors, soaring vaulted ceilings, and an abundance of natural light thanks to the desirable southern exposure. The designer kitchen is both stylish and functional, complete with upgraded cabinetry, an extended U-shaped island with seating for five, an instant hot water dispenser, and a generous walk-in pantry. The spacious living and dining areas are perfect for entertaining, and a walk-out leads to a professionally landscaped stone patio with a motorized awning, with privacy screen, ideal for private outdoor living and summer evenings. The main floor includes a primary suite with a luxurious ensuite bath and large walk-in closet, plus a second bedroom, that could also be used as a den or office, with impressive 11-foot ceilings. A convenient laundry room is also located on the main floor. Upstairs, a lofted family room overlooks the main level, offering a cozy retreat alongside a private third bedroom and a four-piece bath perfect for guests or family. The partially finished lower level offers a fantastic recreation area, a mini Pickleball



court, wine cellar/cold room and loads of storage space along with a rough-in for a future washroom and plenty of room for two more bedrooms. Bonus: gas line rough-ins for a BBQ, patio fire pit, and both living and recreation rooms, whole home surge protection & battery backup sump pump. Enjoy the relaxed lifestyle and strong sense of community in this sought-after neighborhood where friendly faces and the beauty of Georgian Bay are always close by. (id:6289)

Essential Information

Listing #	X12440496
Price	\$1,000,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	106 Clippers Lane
Subdivision	Blue Mountains
City	Blue Mountains
Province	Ontario
Postal Code	N0H2P0

Amenities

Amenities	Beach, Golf Nearby, Ski area, Exercise Centre, Recreation Centre, Party Room
Features	Sump Pump
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Wood
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Locations North
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