

# \$4,200,000 - 173 National Drive, Blue Mountains

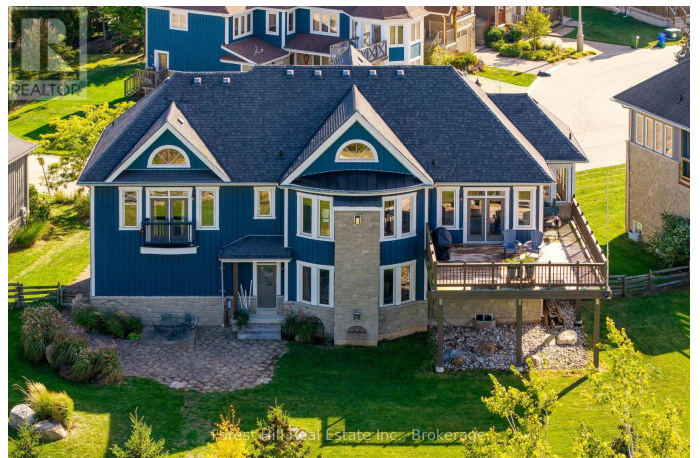
MLS® #X12457792

**\$4,200,000**

5 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Blue Mountains, Blue Mountains, Ontario

A once-in-a-lifetime opportunity to own one of the true ski-in/ski-out homes in the prestigious Orchard community, 173 National Drive is being offered for the first time in almost 20 years and sits on the largest lot in the development with a rare reverse pie shape capturing over 150 ft directly backing onto Craigleith Ski Club, providing uninterrupted panoramic views of the slopes and mountains in every season while the orientation of the home ensures both privacy and breathtaking vistas. Just steps to the V-Hill chair, owners can easily catch first tracks or come home for lunch, with the added convenience of the club shuttle at your doorstep for aprÃ's or signature events and direct access to private year-round trails, delivering the ultimate alpine lifestyle. The sought-after Panorama model is anchored by a dramatic Normerica great room with soaring ceilings and upgraded windows that frame the views, while pine trim, upgraded oak hardwood flooring, and custom finishes create a refined yet inviting atmosphere. With 5 bedrooms and 4 bathrooms including a private primary retreat, plus two spacious family rooms, there is ample space to gather, relax, and entertain after days spent on the slopes, trails, or bay, and every detail has been thoughtfully elevated from the architectural design to extensive window upgrades that maximize natural light and capture the scenery. Whether envisioned as a full-time residence or a luxurious weekend retreat, this rare property offers the best of four-season



living with winter days spent skiing, summers filled with hiking, biking, and waterfront adventures, and exclusive access to pool, tennis, and pickleball amenities just steps from the backyard, making this a truly irreplaceable offering reserved for the fortunate few.  
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**Essential Information**

Listing #	X12457792
Price	\$4,200,000
Bedrooms	5
Bathrooms	4.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	173 National Drive
Subdivision	Blue Mountains
City	Blue Mountains
Province	Ontario
Postal Code	L9Y0B5

**Amenities**

Amenities	Golf Nearby, Ski area, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Conservation/green belt, Level, Mountain, Guest Suite
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2
View	View

**Interior**

Appliances	Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Stone, Wood
Lot Description	68.3 x 154.4 FT ; Reverse Pie
Foundation	Poured Concrete

### Listing Details

Listing Office	Forest Hill Real Estate Inc.
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