

# \$2,295,000 - 114 JOHN Street

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## Listing ID: 40622293

**\$2,295,000**

5 Bedrooms, 4 Bathrooms, 0.88 acres

Single Family

114 JOHN Street, Clarksburg, Ontario,  
N0H1J0

Welcome to 114 John St, in the beautiful community of Clarksburg, Blue Mountains! This stunning new custom built bungalow boasts a total finished area of 3913 sqft, w/ exquisite attention to detail throughout. Step inside & be greeted by an inviting arched entry & a grand 16'-6 ceiling height in the Great Room, adorned w/ stone fireplace. The den offers a cozy office retreat, complete w/ a stone wall for added charm. Entertain w/ ease in the spacious kitchen featuring stone backsplash, huge island, servery, walk-in pantry, & a nook for casual dining. The beautiful arched hallway flooded w/ natural light leads you to a wonderful mudroom w/ built-ins, & access to your oversized double car garage. The bright main floor primary bedroom, spa-like oasis ensuite, walk-in closet & laundry complete this gorgeous 1st floor space. Upstairs, you'll find 2 beds, a bath, & the potential to customize the unfinished loft above the garage to suit your needs. The basement offers additional living space w/ 2 more beds, a bath, rec room, wet bar, & even a gym! Also bonus mudroom w/ separate entrance to garage! Outside, the stone, board & batten siding complement the covered entry & large rear covered patio, perfect for outdoor entertaining &

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enjoying the peaceful surroundings.

Additional features include a shed, landscaped walkway, rainwater collection system w/ a 1700-gallon cistern, & a cupola w/ a north arrow. Front low voltage outdoor lighting & a front soffit plug on a switch add convenience & curb appeal. Also features a water softener w/ UV filter, mini panel for generator plug-in, 9' ceilings on the main floor, R-32 insulation ensuring optimal comfort year-round, the list goes on! This home offers both luxury & practicality. Don't miss your chance to own this exceptional property! Contact us today for a private tour. Close to skiing, downtown Thornbury, the Beaver River, trails, Georgian Bay, come live the good life in Ontario's favorite 4 season playground all year round!! (id:50245)

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Listing Office:Royal LePage Locations North (Collingwood Unit B) Brokerage