

\$1,395,000 - 123 GRAND CYPRESS Lane

Listing ID: 40627479

\$1,395,000

4 Bedrooms, 4 Bathrooms, 4164

Single Family

123 GRAND CYPRESS Lane, The Blue Mountains, Ontario, L9Y0K6

This lovely, tasteful bungalow / loft backs onto Monterra's 7th fairway & pond with the beautiful views that come from living on a golf course but protected by and afforded privacy by the adjacent pond. This light-filled home is over 4,000 SF of finished space and offers both open concept and a separate dining room, a gourmet kitchen with a breakfast nook and family TV area with fireplace, plus a more formal living and dining room also with a fireplace. The main floor primary bedroom has a large walk-in closet & ensuite with access out to the rear deck, perfect for adding a hot tub and/or bringing in the dog for a quick clean up. The top floor offers your guest space with two bedrooms and a 4 piece bath, plus a walkout to the upper deck. The full basement has a 3 piece bath and guest bedroom, a cozy TV area with fireplace, a gym area, and an office area, as well as a large storage closet. Two cars can fit in the garage with plenty more space in the driveway when guests arrive. The inviting back deck looks out into the spacious treed back yard, perfect for games and entertaining. Quiet and peaceful, Monterra is still central to so many desirable amenities: Blue Mountain's Resort for shopping, dining, and skiing is just up the hill, Northwinds sandy beach is a 5 minute

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drive, and downtown Collingwood is a 10 minute drive. Floorplans are available. Heat and hydro currently average \$299/month. Basement was completely renovated in 2018-19, and an 18 KW Generac (will power entire home) was installed in 2022 with a 10 year warranty. Leaf Filter gutter guards installed with a lifetime, transferable guarantee. Monterra Estates is renowned for its camaraderie and friendly neighbours, a fabulous place to call home! (id:50245)

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Listing Office: Royal LePage Locations North (Collingwood), Brokerage