

# \$2,450,000 - 173 HIGH BLUFF Lane

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## Listing ID: 40330706

**\$2,450,000**

5 Bedrooms, 6 Bathrooms, 3214.3

Single Family

173 HIGH BLUFF Lane, The Blue  
Mountains, Ontario, N0H2P0

Welcome to 173 High Bluff Lane. Backing on to the Georgian Trail on a lovely landscaped lot, this elegant home features 5,000 square feet of finished space including 5 bedrooms, 6 bathrooms and was newly built in 2021. Upon entry, the craftsmanship of this home is apparent. Hardwood floors run throughout and the large great room has vaulted ceilings, exposed wood beams and a stunning gas fireplace with Italian porcelain surround. The expansive chef's kitchen features quartz countertops and backsplash, 2 sinks, white cabinetry, gold hardware, new stainless steel appliances and an island overlooking the great room with ample seating. The dining room features large windows allowing lots of natural light. The spacious main floor primary suite features a large walk-in closet with custom shelves and a stunning 5 piece ensuite. An striking piece powder room with a Onyx counter topped vanity and quartz counter in the mudroom/laundry room with garage access complete the main floor. The second level features a den with escarpment views, 3 larger guest bedrooms including one with an ensuite allowing for plenty of room for family and friends. The finished basement has a spacious rec room with wet bar, gas fireplace with Porcelain slab

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surround, walk-in wine cellar, cold room, and powder room. A guest bedroom with 3 piece ensuite completes the lower level. The oversized garage offers 2 parking spots and an entryway into the mudroom. The exterior of the home has been beautifully landscaped and the deep lot backs on to the Georgian Trail. Take a short 10 minute bike ride along the trail into downtown Thornbury, where you can enjoy quaint shops, coffee stops, galleries, award winning restaurants, the beach and harbour! Close to all area amenities including the area's public and private ski and golf clubs! Move in and enjoy all that this area has to offer.

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