144 Wensley Drive

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CHESTNUT PARK
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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Chestnut Park® Real Estate Limited, Brokerage
393 First Street, Suite 100, Collingwood Ontario, L9Y 1B3

Welcome to

144 WENSLEY DRIVE, BLUE MOUNTAINS

5 BEDROOMS / 3.5 BATHROOMS / 1 CAR GARAGE

This spectacular home is ideally situated at the base of Georgian Peaks Ski Club, across the street from Delphi Beach and less than 10 minutes from Thornbury.

Designed by Brad Abbot and custom built by Dave Eaton of Baylyn Construction, this 3090 square foot chalet features an Upper Level Main Living area with 60 feet of floor to ceiling windows. Enjoy views of nature and the ski hills all day long!

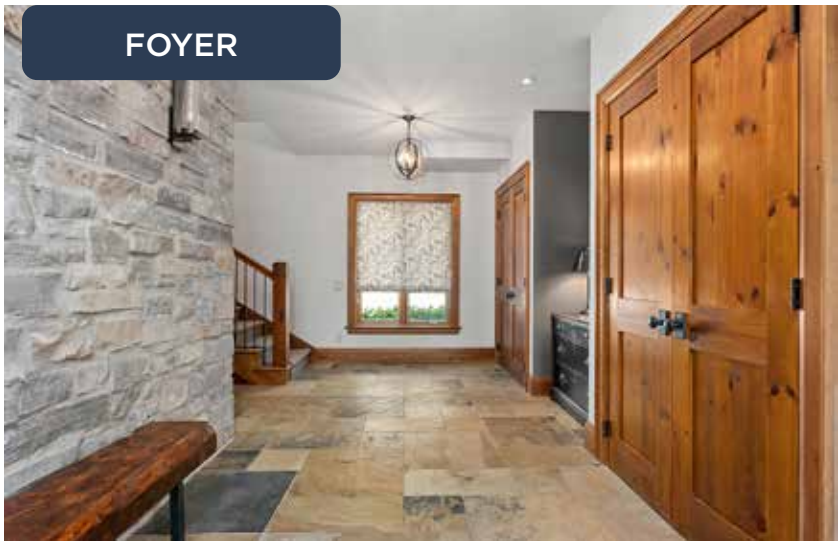
It's the perfectly designed location for enjoying life at the Peaks.

Manicured gardens lead to the welcoming main floor entrance. A wood & wrought iron staircase leads up to the main living area upstairs, while 4 bedrooms, including a primary suite / recreation room are found on the main behind the entrance area. The main floor hallway extends to the back door mudroom, ski locker & hot tub with plenty of built-in storage for all seasons.

The Upper Level opens to a Tremblant-inspired great room boasting cathedral ceiling with exposed post & beam timber and those fabulous windows. A wood burning stone fireplace frames the end of the living area, with the main primary suite/ 4 piece bath & walk-through closet beyond. Pantry & powder room is tucked behind the kitchen with ample storage, second fridge and beverage area.

EXTERIOR

FOYER



GREAT ROOM

KITCHEN

GREAT ROOM

MAIN LEVEL

ENTRANCE HALLWAY
- Door to garage, 2 full closets (summer/winter) & linen closet
- In-floor radiant heating

LAUNDRY ROOM
- Allows access to the 6' immaculate crawl space under the home, elevated above the water table

BEDROOMS 1, 2 & 3
- All equal size, large enough for queen or 2 twin beds
- Black out window coverings (Ashton's); in-floor radiant heating; sound proofing

BATHROOM 1
- 4 piece with separate bathtub/toilet area
- Custom cabinetry, marble counters, porcelain floor/ shower, river rock, in-floor heating

BATHROOM 2
- 3 piece with large shower
- Custom cabinetry, marble counters, porcelain floor/ shower, river rock, in-floor heating

MAIN FLOOR PRIMARY SUITE/ RECREATION ROOM
- Sliding door to back yard
- Light dampening window coverings (Ashton's); in-floor radiant heating; sound proofing

BACK DOOR MUD ROOM TO SKI LOCKER & HOT TUB
- Custom designed closets, under stair storage, cubbies & an exterior ski locker ensure every item has its place
- Electrical outlets under benches for boot warmers
- 100m to the chair lift

UPPER LEVEL

GREAT ROOM

- 20ft ceilings (post and beam). Wiarton stone wood burning fireplace & oversize rock hearth bench for fireside seating, built in shelves, electric light dampening blinds for southern exposure

KITCHEN

- Open concept high-end kitchen features a large granite island and seating for 5
- 36" Viking Range (gas), Meile dishwasher, Frigidaire fridge, warming drawer in island, 2 sinks
- Walk-out from the kitchen to the 480 square foot cedar deck, with stairs to backyard fire pit & covered hot tub area

PANTRY & POWDER ROOM AREA

- Second fridge, wine fridge, microwave, powder room

UPPER LEVEL PRIMARY SUITE

- Electric blinds block morning sun from the huge windows showing beautiful view of the hills
- Large enough for a private sitting area or desk, sound proofing from Great Room

BATHROOM 3

- Custom designed cabinetry, marble floor/shower, river rock, Hans Grohe fixtures

EXTERIOR

FEATURES

- Designed by Brad Abbot, built by David Eaton (Baylyn Construction) in 2010
- Not part of the Georgian Peaks Condominum community (no restrictions)
- Post & Beam construction
- Wiarton stone + siding
- Pella windows by CedarPort (Thornbury)
- Black gravel/granite drive
- In ground sprinklers and landscape lighting
- Extra wide single car garage with ample space, lighting, power for a tuning bench
- 6-8 person covered hot tub with outdoor speakers and lighting
- Sonos (interior and exterior)
- Main floor radiant heating & A/C
- Dual heating system for forced air on second floor
- Second floor and bedrooms all have additional sound proofing for parties (bedrooms below) and sleeping
- Central Vac
- $10,088 property taxes (annual); $841 monthly (gas, water, electric).
- 100m to the Minute Mile chair lift

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