



232 YELLOW BIRCH CRESCENT, THE BLUE MOUNTAINS

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**CHESTNUT
PARK**
REAL ESTATE LIMITED, BROKERAGE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



WELCOME TO WINDFALL!

Exquisite, 3 year old, semi-detached home, steps to the Blue Mountain Village, ski lifts, and golf courses. This 2094 sqft home truly needs to be seen to be believed! Lovely backyard crowned by trees. You can enjoy the soft glow of the ski lights in winter, the vibrant reddish-gold hues of the mountain forests in autumn, the ever changing blueish-green tones of the mountain grass in summer and the warm, chinook breezes in spring, all from your living room couch!

This 3 bedroom, 3+1 bathroom beauty boasts a fantastic basement space which could easily be separated into a separate dwelling. Single garage with driveway parking for 2, bedroom and full 3 piece bathroom with walk-in shower. Perfect 4 season recreational home or full time residence close to great schools. Exclusive access to "The Shed" community centre, private pool and gym. Minutes to Scandinave Spa, Georgian Bay beaches, world class golf courses and the Bruce trail. A myriad of winter and summer activities close by! Truly a four season destination close to the charming town of Thornbury and Collingwood for great shopping and restaurants! Perfect for a weekend retreat or for full timers looking for more space to spread out and stretch!



FEATURES:

- Lovely fully fenced backyard with view of the ski hills and only 300 metres to the South Chair lift
- 2,094 sqft, 3 bedroom and 3.5 bathrooms
- Modern finishes
- Potential in-law suite in basement with separate entrance
- Steps to Blue Mountain Village and golf course
- Exclusive access to "The Shed" Community Centre, private pool and gym
- Minutes to Scandinave Spa, Georgian Bay beaches and The Bruce Trail
- Perfect weekend retreat or full time residence

The Blue Mountains located where the Beaver River flows into Nottawasaga Bay. An abundance of recreational activities for all four seasons, most notably the winter. The Village at Blue Mountain has an array of boutiques and stores all within walking distance.



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