



## 294 YELLOW BIRCH CRESCENT, THE BLUE MOUNTAINS

LINDA McCLEAN, Sales Representative  
lindamcclean@zarrymcclean.com | 416-579-4328

**CHESTNUT  
PARK**<sup>™</sup>

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## EXQUISITE HOME IN WINDFALL!

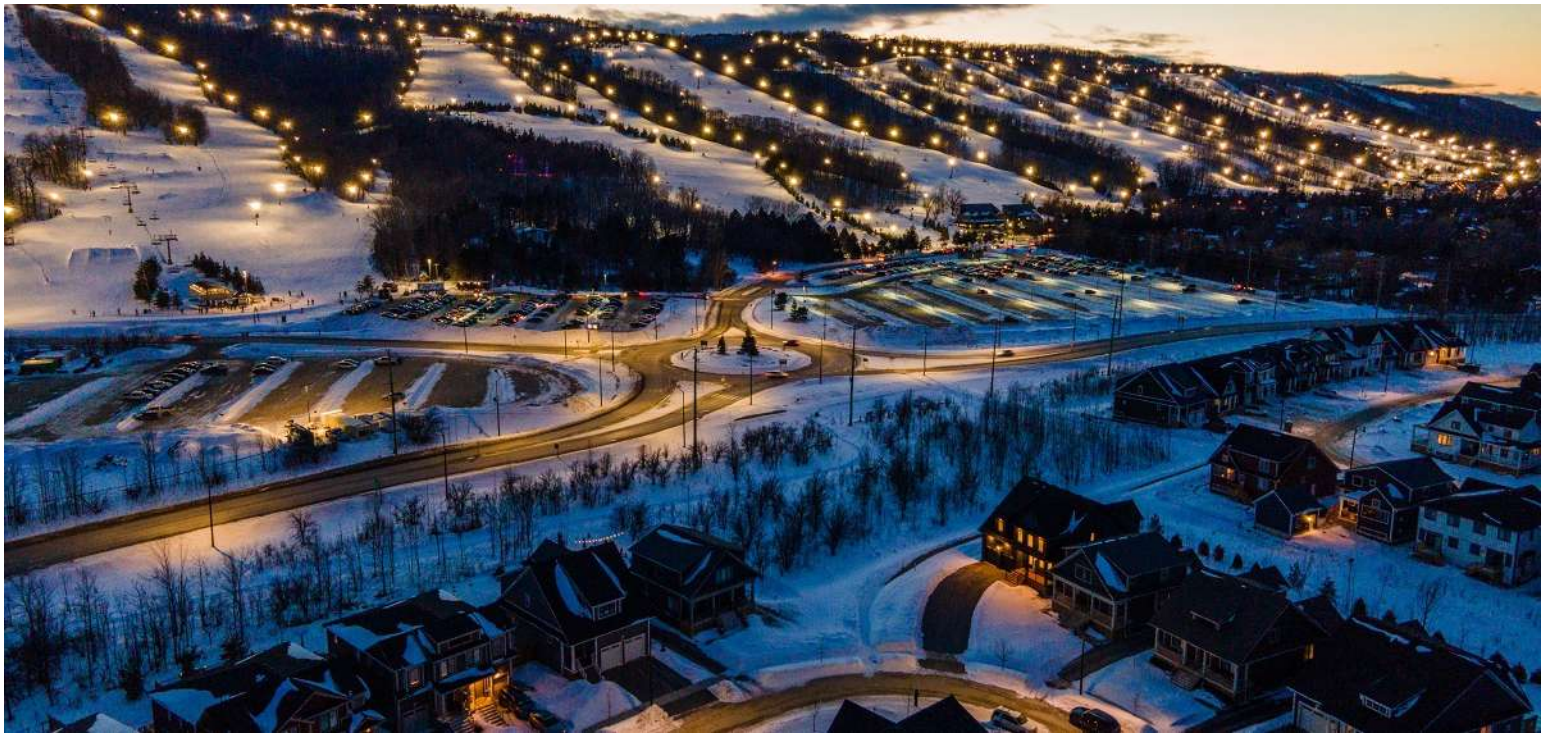
NOW is the moment to spend precious time with family & friends! This lovely almost 3,000 ft<sup>2</sup>, 4 season Windfall home is for you! Only steps to the lifts at Blue Mountain as well as the Village at Blue, this beauty has access to a 12 month per year pool, hot tub, sauna, gym and community centre. Meet friends for apres ski in "The Shed". With beautiful views of the mountain, you can watch the trees turn to gold from this magnificent 4 bedroom plus den, detached home. The modern kitchen is beautifully finished, has many upgrades and opens onto the large dining room and bright living room with lofty ceilings. You can watch the sun set behind the mountain from the lovely backyard which backs onto trees for extra privacy. The property boasts a single car garage with parking for 5 in the extended driveway. The finished basement has a full kitchen, fireplace, 1 bedroom plus den and a 3 piece bathroom could be easily be converted to separate dwelling. Perfect 4 season recreational escape or permanent home, this residence is close to great schools and all the services of a big city. 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 backyard crowned by trees
- Four season views
- 2,939 sqft, 3+1 (or 2) bedrooms and 3.5 bathrooms
- Fantastic basement space with full kitchen, den has potential to be 5th bedroom
- Modern finishes, upgraded kitchen
- Steps to Blue Mountain Village, ski lifts 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 is located where the Beaver River flows into Nottawasaga Bay. Enjoy an abundance of recreational activities in all four seasons, most notably the winter. The Village at Blue Mountain has an array of boutiques and stores all within walking distance.



**LINDA McCLEAN**

Sales Representative  
416-579-4328 - Direct  
705-445-5454 - Office  
lindamcclean@zarrymcclean.com

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