

# \$3,999,000 - 113 NIPISSING Crescent

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## Listing ID: 40306722

**\$3,999,000**

6 Bedrooms, 8 Bathrooms, 0.36 acres

Single Family

113 NIPISSING Crescent, The Blue  
Mountains, Ontario, L9Y0Z8

Stunning contemporary home built by Optima Homes & Chalet Inc. in Nipissing Ridge III. Balance of nature and design with an emphasis on the natural private treed buffer along the side & rear of this thoughtfully designed 6-bedroom luxury home. Grand front entry leads you to a captivating great room. 19' high ceilings, 66 gas fireplace, & panoramic windows to capture the natural beauty. Custom designed kitchen invites an opportunity to entertain. A large island, quartz waterfall countertops and backsplash, separate prep area, dedicated beverage area, and professional appliance package including a 48" Miele gas range & range hood, Miele fridge, Wine cooler, & Miele dishwasher. Engineered hardwood flooring throughout. Main floor master suite, walk through a 12' panel of patio doors to a beautiful private oasis, future opportunity to create a patio space to enjoy with your morning coffee or cocktail in the evening. Luxurious ensuite bathroom, floating vanity, double sinks, glass-enclosed double shower, freestanding bath, heated floors, and private dressing room with built-in cabinetry. Pre-wired sound system. Work from home? Upstairs features a private office with a great view. On the other side of this home enjoy laughter and movie

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nights in this fabulous family/games room with plenty of space, wet bar, walkout to an upper deck, glass panel railing & view of the ski hills. The second floor offers 3 generous bedrooms with large windows each complemented with its own 3-piece ensuite bathroom. Stone and stucco exterior finishing, solid 8' front door, glass panels and transom, 9'x9' garage doors, garage door Lift system installed. Walk down from the garage to fully finished lower level with equipment or tune skis, basement finishings will include 2 additional bedrooms, 1 full and 2nd a half bathroom, sauna, rec room with electric fireplace, gym, in-floor heating in the basement, and laminate flooring throughout. Tarion Registration. HST in addition to the purchase price. (id:37775)

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