



THE  
**KEARNS**  
GROUP

Absolutely extraordinary, this secluded hillside retreat boasts awe-inspiring vistas that embrace Georgian Bay, The Beaver Valley, and The Blue Mountains. Seldom does one encounter a property that encapsulates such unparalleled magnificence. This exquisite residence, situated on a sprawling 6.5-acre parcel exudes the essence of California's mid-century allure with a profound emphasis on harmonizing indoor and outdoor living spaces. Every facet has been meticulously crafted to epitomize the discerning tastes of its homeowners. With 3,500 square feet of living area, four bedrooms, and three-and-a-half bathrooms, this home seamlessly integrates the natural beauty of the bay and valley into every corner. Envision hosting gatherings that seamlessly transition to the outdoor living spaces and the meticulously manicured grounds. This oasis has extensive IPE and concrete decks, tiered koi ponds, and captivating water features, bestowing an additional 3,415 square feet of outdoor living and entertainment space. The property is environmentally conscious, boasting geothermal heating with radiant in-floor warmth, even extending to the garage. Pella windows and doors enhance the residence's energy efficiency. The glass-enclosed walnut staircase adds a touch of opulence to the overall design. The list of features is nothing short of extensive. Located just a short drive from Thornbury's charming shops and restaurants, as well as the region's renowned ski clubs and the Georgian Bay Club, this property offers a truly rare opportunity. Yet, to genuinely appreciate its uniqueness, one must experience it firsthand.

### Exterior

- Home build completed in 2008 (since renovated) on a 6.55 acre private parcel of paradise with breathtaking panoramic views of Georgian Bay and the Escarpment.
- California Mid-Century design combining indoor and outdoor living spaces
- Clear western red cedar siding with cultured stone accents
- Metal Roof
- Large pargeed soffits
- Aluminum-clad solid wood Pella windows
- Geothermal ground source heat & cooling
- Decorative pond with water feature (all pond equipment housed in a separate space)
- 10 person sunken cedar hot tub & outdoor shower
- Expansive decks
- Balcony with CR Lawrence glass railing system for uninterrupted bay views
- Outdoor kitchen complete with concrete countertops, a kamado, a sink and fridge
- Outdoor dining area



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- Built in propane fire pit
- Raised vegetable & herb gardens
- 200 AMP Service (there is also wiring for a generator)

### Interior

- Stairs – walnut hardwood with starphire glass rails
- Polished concrete and walnut floors throughout
- Warton Eramosa Limestone Tile Floors
- Hydronic Heated Floors (6 separate radiant heat zones including garage floor with dedicated thermostat & controls)
- Curbless starphire glass throughout
- Clear cedar accent wall
- Threshold-less starphire glass showers
- Microcement cement in primary ensuite bathroom
- Extensive built-ins through-out
- Nest thermostat
- Plywood mechanical room walls
- Floor to ceiling windows to bring the outside in
- Numerous walk-outs to private outdoor living spaces
- Stuv B100H Dual Burner propane fireplace in sunken living room
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### Primary Retreat

- Panoramic views of Georgian Bay, Escarpment and the Beaver Valley
- 2 walk-outs to epi sun-deck/ hot tub and outdoor shower
- Large bi-parting sliding exterior door
- Walk-through closet
- **Ensuite** has heated Owen Sound Eramosa limestone tile floors with a custom concrete counter with 2 built-in sinks with slit drains, wall mount faucets, built-in walnut cabinets, threshold-less shower with curbless starphire glass, 2 rainshower heads & hand-held, wetstyle square freestanding soaker tub with unbelievable views of Georgian Bay, Duravit wall-mounted toilet.



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### **Kitchen**

- Floor to ceiling book-matched walnut and white kitchen by Nottawasaga Kitchens
- Floor to ceiling pantry
- Micro-cement backsplash
- Built-in appliances that include; Thermador walnut paneled refrigerator, Heartland “Metro” propane range, 2x drawer Marvel Paneled drink fridge, 2x Kitchen-Aid walnut paneled half dishwashers, built-in Meile speed oven - microwave/convection, built-in Meile espresso maker
- Honed Corian Counters
- Large Island with waterfall edge and a undermount sink
- Island with cabinets on the back side and overhang for seating
- Cantilevered walnut cabinets
- Undermounted custom bar sink with reverse osmosis

### **Studio Office/Loft**

- Panoramic views
- Glass feature wall looking onto the foyer
- Built in cantilevered workspace
- Wall to wall built in storage

### **Lower Level**

- Family room: large stacked windows, built-in walnut bookshelves, cabinets & shelving
- Bedroom 2: Walk out to deck with expansive views of Georgian Bay, large windows, soft-close pocket door, built in closet
- 3 piece bathroom: heated floor, walnut counter with cylindrical concrete sink with wall mount faucet, rain head shower, built in walnut cabinetry, Duravit wall-mounted toilet.  
Bedroom 3: Walk out to concrete deck with expansive views of Georgian Bay, soft-close pocket door, built in closet
- Bedroom 4: Large above-ground window, built in closet, 3-piece ensuite bath

### **Heated Garage**

- 2 Car Garage with automatic garage door openers
- In-floor radiant heating
- Drywalled walls
- Extensive Gladiator corrosion-resistant steel garage storage cabinets