



THE
KEARNS
GROUP

120 Sebastian Street, Blue Mountains - FEATURES

Overview

- 2 storeys
- 4 bedrooms
- 3.5 bathrooms
- Approximately 3500 sq. ft.
- Slab on grade construction
- Architect: Foreshow Design Associates Inc.
- Designer: The Local Studio
- Irregular Lot: 61'6" x 106'10" x 73'9" x 182'9"
- Lutron automated smart home system with 3 control screens throughout home (garage, kitchen & primary bedroom)

Exterior Features

- Black Thermal Pine Siding
- Snow melt system on driveway & walkway
- Metal roof
- Drutex triple pane windows & doors.

Heating/Cooling

- In floor hydronic radiant heat on main floor & garage
- Radiant heat zoned for mainfloor
- Forced air throughout second floor
- Heated bathroom floors
- Central Air throughout

Garage

- Polished Concrete Heated Floors
- Insulated garage door with garage door opener
- Custom built-ins - Chervin



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- Bar fridge & floating bartop
- Thermal pine siding throughout
- Wiring for wall mounted TV
- Wiring for electric car charger

Mudroom

- Heated polished concrete floors
- Front loading stacked LG washer/dryer
- Laundry sink
- Custom built-ins - Chevrin
- 30" Panelled JennAir Column Freezer

Foyer

- Heated polished concrete floors
- Custom Built-ins - Chevrin
- Custom chairlift chair

Living Room/Dining Room

- Heated polished concrete floors
- Custom Metal Shelving
- Floating wood burning fireplace with wood storage
- Views of Georgian Bay
- Hidden Projector for 12' motorized projector screen
- Wired for automatic blinds
- Oversized glass pocket doors leading out to patio with motorized screens & wind detection system
- Custom Light Fixture over dining table

Kitchen

- Heated polished concrete floors
- Custom Cabinets - Chevrin
- Marble Countertops & backsplash



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- Bosch 36" gas range w/ range hood
- Panelled 36" JennAir Column Refrigerator
- 2 Panelled Fisher Paykell Drawer Dishwashers
- Hidden Coffee station with 2 panelled JennAir double refrigerator drawers
- Hidden Walk in Pantry with custom metal shelves

Main Floor Powder Room

- Wall Hung Notila Black Toilet
- Black Round Pedestal Sink with Ceiling Mounted Faucet
- Stone Wall/backsplash & wall mounted full length mirror

Gym

- Sound proof concrete walls
- Large circular window overlooking Georgian Bay
- Ventilation system to reduce moisture & smells
- Ceiling track to mount punching bag
- TV insert with potential to lay mirror overtop
- Elkay waterbottle filling station

Family Room

- Floor to ceiling windows with views of Georgian Bay & Georgian Peaks
- Hidden track curtains
- Custom Built-in TV cabinet

Primary Suite with Walk-in Closet and 5-Piece Ensuite

- Oversized custom platform bed with integrated side tables & wall sconces
- Vaulted ceiling
- Wired for motorized blinds
- Expansive views of Georgian Bay
- Microcement walls, floor & ceiling
- Floor to ceiling travertino accent wall with inlay & lighting
- Custom double vanity with stone sloped sinks & wall mounted faucet



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- Large Linen closet
- Walk-in shower with Glass door & panels
- Microcement integrated bathtub with wall mounted faucet & views of Georgian Bay
- Walk-in closet with custom built in drawers & shelving
- Hidden safe compartment
- Drawers for laundry baskets
- Hanging rods for short and long clothes
- Backlit full length mirror
- Meditation Loft

Bedrooms

- Views of Georgian Bay
- Custom Built-in Closets - Chevrin

Shared Bathroom

- 4-piece bathroom
- Microcement walls, floor & ceiling
- Custom double vanity - Chevrin
- Walk-in shower with white steel trimmed glass panel
- Recessed Mirror with medicine cabinet

Ensuite for Guest Suite

- 3-piece ensuite
- Micro cement walls, ceiling & floors
- Wall mounted black faucet
- Walk in shower with black framed glass panel
- Single vanity with vessel link
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Laundry Room

- Front load stacked LG washer/dryer
- Laundry Sink



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- Custom storage with overhead drying bar
- Semi- automatic light - press to turn on & turns off automatically
- Pocket door

Other Property Information

- Vacant Land Condo Corporation Fee: \$132.00/month. Maintains roads, snow removal of roads, private sewer & street lights.
- Property Taxes: \$1,282.06/2024. Have not been re-assessed.
- Abuts conservation land - Grey Sauble Conservation Authority
- All windows are wired for motorized blinds