



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

## LISTING INFORMATION PACKAGE



## 116 Stoneleigh Drive, The Blue Mountains



KAREN E. WILLISON Sales Representative  
705-888-0075 | [kwillison@royallepage.ca](mailto:kwillison@royallepage.ca)



LOCATIONS NORTH





# COLLABORATIVE REAL ESTATE

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## Quick Facts

### 116 Stoneleigh Drive, The Blue Mountains

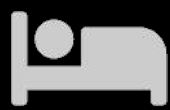
- **Walking distance to Blue Mountain and the Village at Blue, with shops, dining, entertainment and après-ski at your doorstep**
- **Minutes to Collingwood's boutiques, restaurants, theatres and everyday amenities**
- **Convenient free shuttle service to the Village at Blue**
- **Fully customized "Model of the Year" home with extensive upgrades throughout**
- **Close to Georgian Bay beaches, the Georgian Trail, hiking, biking, golf, skiing and four-season recreation**
- **4 bedrooms, including a main floor primary suite**
- **4 bathrooms**
- **Attached 2-car garage**



**CollaborativeRealEstate.ca**



2,636 sq. ft.



4 Bed



4 Bath

**KAREN E WILLISON**  
 www.CollaborativeRealEstate.ca  
 kwillison@royallepage.ca  
 Ph: 705-888-0075



**Property Client Full**

**116 Stoneleigh Drive, Blue Mountain, Ontario L9Y 4X5**

Listing

**116 Stoneleigh Dr Blue Mountain**  
**Active / Residential Freehold / Detached**

**MLS®#: X13229026**  
**List Price: \$2,375,000**  
**New Listing**



**Grey County/Blue Mountains/Blue Mountains**

Tax Amt/Yr: **\$5,541.88/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **LOT 81, PLAN 16M69 TOGETHER WITH AN EASEMENT OVER LOT 17, CONCESSION 1, COLLINGWOOD, PARTS 7 & 8, PLAN 16R10982 AS IN R267930 TOGETHER WITH AN EASEMENT OVER PART OF LOT 17, CONCESSION 1, COLLINGWOOD, PARTS 5 & 6, PLAN 16R10982 AS IN R267931 SUBJECT TO AN EASEMENT FOR ENTRY AS IN GY182342 TOWN OF THE BLUE MOUNTAINS**

Style: **2 Storey** Rooms Rooms+: **10+0**  
 Fractional Ownership: **0** BR BR+: **4(4+0)**  
 Assignment: **0** Baths (F+H): **4(3+1)**  
 Link: **No** SF Range: **2500-3000**  
 Storeys: **2.0** SF Source: **Other**  
 Lot Irreg: **As Per Geowarehouse** Lot Acres:  
 Lot Front: **82.54** Fronting On: **N**  
 Lot Depth: **130.20** Builder Name: **Primont Homes**  
 Lot Size Code: **Feet**  
 Zoning: **R1-1-112**  
 Dir/Cross St: **Springside & Stoneleigh**

Next OH: **Member: Thu Jun 4, 9:00AM-9:15AM**

PIN #: **371470836** ARN #: **42420000301481** Contact After Exp: **No**  
 Holdover: **60** Survey Year/Type: **Unknown**  
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: <b>1 (1+0)</b>	Exterior: <b>Stone, Hardboard</b>	Utilities: <b>Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal</b>
Basement: <b>Yes/Full, Unfinished</b>	Garage: <b>Yes</b>	Water: <b>Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal</b>
Fireplace/Stv: <b>Yes</b>	Gar/Gar Spcs: <b>Attached Garage/2.0</b>	Water Supply Type: <b>Yes</b>
Fireplace Feat: <b>Living Room, Natural Gas</b>	Drive Pk Spcs: <b>4.00</b>	Water Meter: <b>Yes</b>
Interior Feat: <b>Auto Garage Door Remote, Central Vacuum, ERV/HRV, Primary Bedroom - Main Floor, Sump Pump, Water Heater</b>	Tot Pk Spcs: <b>6.00</b>	Waterfront Feat: <b>Unknown</b>
Parking Feat: <b>Private Double</b>	Pool: <b>None</b>	Waterfront Struc: <b>Unknown</b>
Heat: <b>Forced Air</b>	Room Size: <b>Carbon Monoxide Detectors, Smoke Detector</b>	Well Capacity: <b>Unknown</b>
Heat Source: <b>Gas</b>	Rural Services: <b>None</b>	Well Depth: <b>Unknown</b>
A/C: <b>Yes/Central Air</b>	Security Feat: <b>Carbon Monoxide Detectors, Smoke Detector</b>	Sewers: <b>Sewer</b>
Central Vac: <b>Yes</b>	Waterfront: <b>No</b>	Special Desig: <b>Unknown</b>
Apx Age: <b>0-5</b>	Water Struct: <b>No</b>	Farm Features: <b>Unknown</b>
Laundry Lev: <b>Main</b>	Under Contract: <b>Hot Water Tank-Gas</b>	Winterized: <b>Fully</b>
Property Feat: <b>Beach, Golf, School, Skiing, School Bus Route</b>	View: <b>Mountain, Trees/Woods</b>	Island YN: <b>No</b>
Exterior Feat: <b>Porch, Recreational Area, Year Round Living</b>	Waterfront Y/N: <b>No</b>	HST App To SP: <b>Included In</b>
Roof: <b>Asphalt Shingle</b>	Water Struct: <b>No</b>	Lot Size Source: <b>GeoWarehouse</b>
Foundation: <b>Poured Concrete</b>	Under Contract: <b>Hot Water Tank-Gas</b>	
Topography: <b>Flat</b>	View: <b>Mountain, Trees/Woods</b>	
Soil Type: <b>None</b>		
Lease To Own Items: <b>None</b>		
Waterfront Y/N: <b>No</b>		
Water Struct: <b>No</b>		
Under Contract: <b>Hot Water Tank-Gas</b>		
View: <b>Mountain, Trees/Woods</b>		

**Remarks/Directions**

Client Rmks: **No stone has been left unturned in upgrading this modern showstopper. In the beautiful Primont Development, it is within walking distance of Blue Mountains, or if you prefer, hop on the shuttle to the village. It is the perfect blend of luxury and convenience. Enjoy the expansive kitchen with every upgrade you could hope for -- touch faucets, massive island, 2nd prep sink, oversize refrigerator and beverage fridge, and custom high end cabinetry. An upgraded window over the kitchen sink allows a great view of the escarpment in the distance. The great room invites you in with wall to wall sliding doors in the living and dining areas, 23 foot ceilings, vintage scraped white oak flooring, carefully selected lighting, and**

soaring shiplap fireplace. A mudroom/laundry room has all the custom built-ins to make organization easy -- with easy access through the garage or through a second door off of the front porch. The primary bedroom and elegant ensuite are on this floor with three more bedrooms on the second level along with a sunny loft that will certainly become one of the favourite rooms in this home. Every window has custom blinds, even the extra large basement windows. More nice touches include 8' solid core doors and upgraded hardware, imported marble vessel sinks in all bathrooms, extra large garage with shelving-- everything to make it clean, crisp and functional. Buyer to pay one time entrance fee of 0.5% per above grade sq.ft. of purchase price plus HST to BMVA on purchase. BMVA annual membership fee of \$0.27 plus hst per sq. ft. For perks and more details see <https://www.bluemountainvillage.ca/members-homepage/homeowners-portal>.

Inclusions: Fridge, stove, dishwasher, microwave, beverage fridge, washer, dryer, Living room TV and TV mount, window coverings, electric light fixtures, central vacuum & all related equipment, bike rack and shelving in garage

Listing Contracted With: **Royal LePage Locations North 705-445-5520**

Prepared By: **KAREN E WILLISON, REALTOR Salesperson**

Date Prepared: **06/02/2026**

Rooms

**MLS®#: X13229026**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	3.02 M X 2.18 M	9.90 Ft x 7.15 Ft		Hardwood Floor
Kitchen	Main	3.52 M X 5.31 M	11.54 Ft x 17.42 Ft		Centre Island, Hardwood Floor, Quartz Counter
Living Room	Main	4.27 M X 5.02 M	14.00 Ft x 16.46 Ft		Cathedral Ceiling, Gas Fireplace, Hardwood Floor
Dining Room	Main	3.52 M X 4.03 M	11.54 Ft x 13.22 Ft		Hardwood Floor, W/O To Deck
Primary Bedroom	Main	3.77 M X 5.15 M	12.36 Ft x 16.89 Ft		Closet, Hardwood Floor, W/I Closet
Laundry	Main	4.98 M X 2.96 M	16.33 Ft x 9.71 Ft		Closet, Tile Floor, Laundry Sink
Loft	Second	2.85 M X 3.58 M	9.35 Ft x 11.74 Ft		Cathedral Ceiling, Hardwood Floor
Bedroom	Second	3.36 M X 3.28 M	11.02 Ft x 10.76 Ft		Closet, Hardwood Floor, Vaulted Ceiling
Bedroom	Second	3.91 M X 4.31 M	12.82 Ft x 14.14 Ft		Closet, Hardwood Floor
Bedroom	Second	3.89 M X 3.63 M	12.76 Ft x 11.90 Ft		Closet, Hardwood Floor
Bathroom	Main			2	
Bathroom	Main			5	
Bathroom	Second			3	

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COLLABORATIVE  
REAL ESTATE

**Expense/Utility/House Details**

**116 Stoneleigh Drive, The Blue Mountains**

House Details

Item	Year	Notes
Year Home was Built	February 2023	
Air Conditioner	2023	
Air Exchanger	2023	
Windows	2023	
Roof	2023	
Furnace	2023	

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$5,541.88 (2025)	Town of The Blue Mountains
Insurance Premium	\$749.52	BelAir Direct
Gas	\$1,590.00	Enbridge
Hydro	\$1,545.69	Hydro One
Rental Equipment Contracts	\$882.00	Enercare
Water/Sewer	\$974.90	Town of The Blue Mountains
Internet/Cable Provider	\$1,984.84	Rogers
Lawn/Garden Maintenance	N/A	Self
Snow Removal	N/A	Self
Blue Mountain Village Association Fee (BMVA)	\$1,882.00	BMVA

## Rental Equipment

Item	Provider	Contact/Notes
Hot Water Heater	Enercare	

## Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	LG / LRONC1404V/00	2023
Dishwasher	LG / LSDTS9882S	2023
Stove/Oven	LG Studio	2023
Beverage Fridge		2023
Microwave	Panasonic / NN-SE9965	2023
Washer	LG ThinQ / WM4500HBA	2023
Dryer	LG ThinQ / DLEX4500B	2023

## Additions/Upgrades:

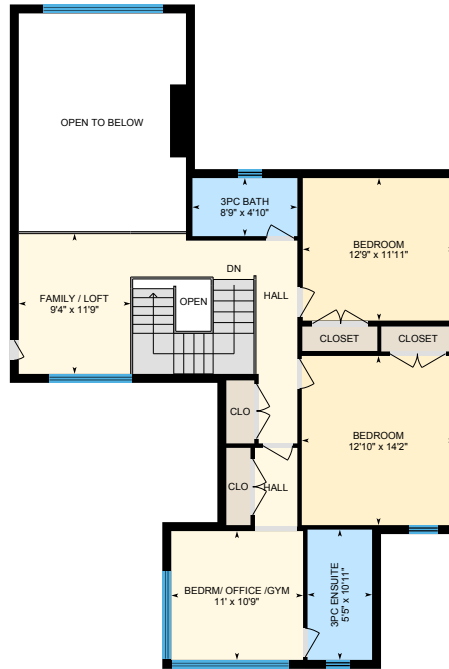
Custom kitchen with quartz countertops and backsplash, oversized island, second prep sink, 11' high cabinetry with lighting, touch faucet
Vintage scraped White Oak floors and custom floor vents throughout
23' shiplap fireplace
LED lighting with remote controls throughout (multiple settings)
Entire home painted in high quality Benjamin Moore paint including closet interiors
8' solid core doors with upgraded hardware
Custom blinds throughout
Upgraded staircase with black pickets
Redesigned laundry room floorplan
All bathrooms have upgraded toilets, vessel sinks, bathtubs and custom faucets imported from Japan
Primary ensuite has white marble vessel sinks imported from Turkey and large format heated tile floors and an extended closet
Upgraded large windows and washroom rough in lower level
Largest garage of all Primont Home models

# 116 Stoneleigh Dr, The Blue Mountains, ON

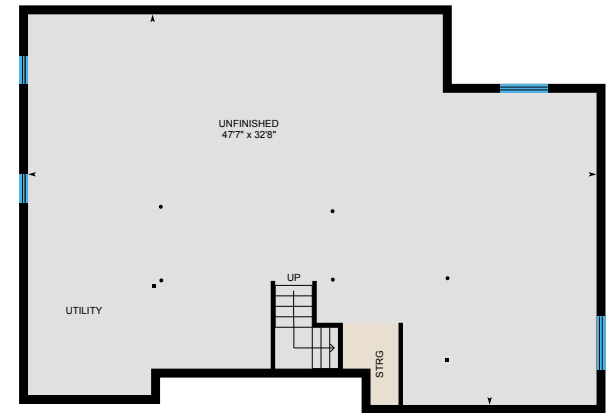
Main Building: Total Exterior Area Above Grade 2636.25 sq ft



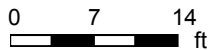
**Main Floor**  
Exterior Area 1542.38 sq ft



**2nd Floor**  
Exterior Area 1093.86 sq ft



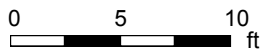
**Lower Level (Below Grade)**  
Exterior Area 1530.36 sq ft



PREPARED: 2026/05/30

# 116 Stoneleigh Dr, The Blue Mountains, ON

**Main Floor** Exterior Area 1542.38 sq ft  
Interior Area 1415.98 sq ft  
Excluded Area 601.22 sq ft

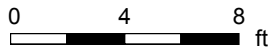


PREPARED: 2026/05/30



# 116 Stoneleigh Dr, The Blue Mountains, ON

**2nd Floor** Exterior Area 1093.86 sq ft  
Interior Area 948.64 sq ft  
Excluded Area 262.85 sq ft

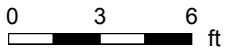
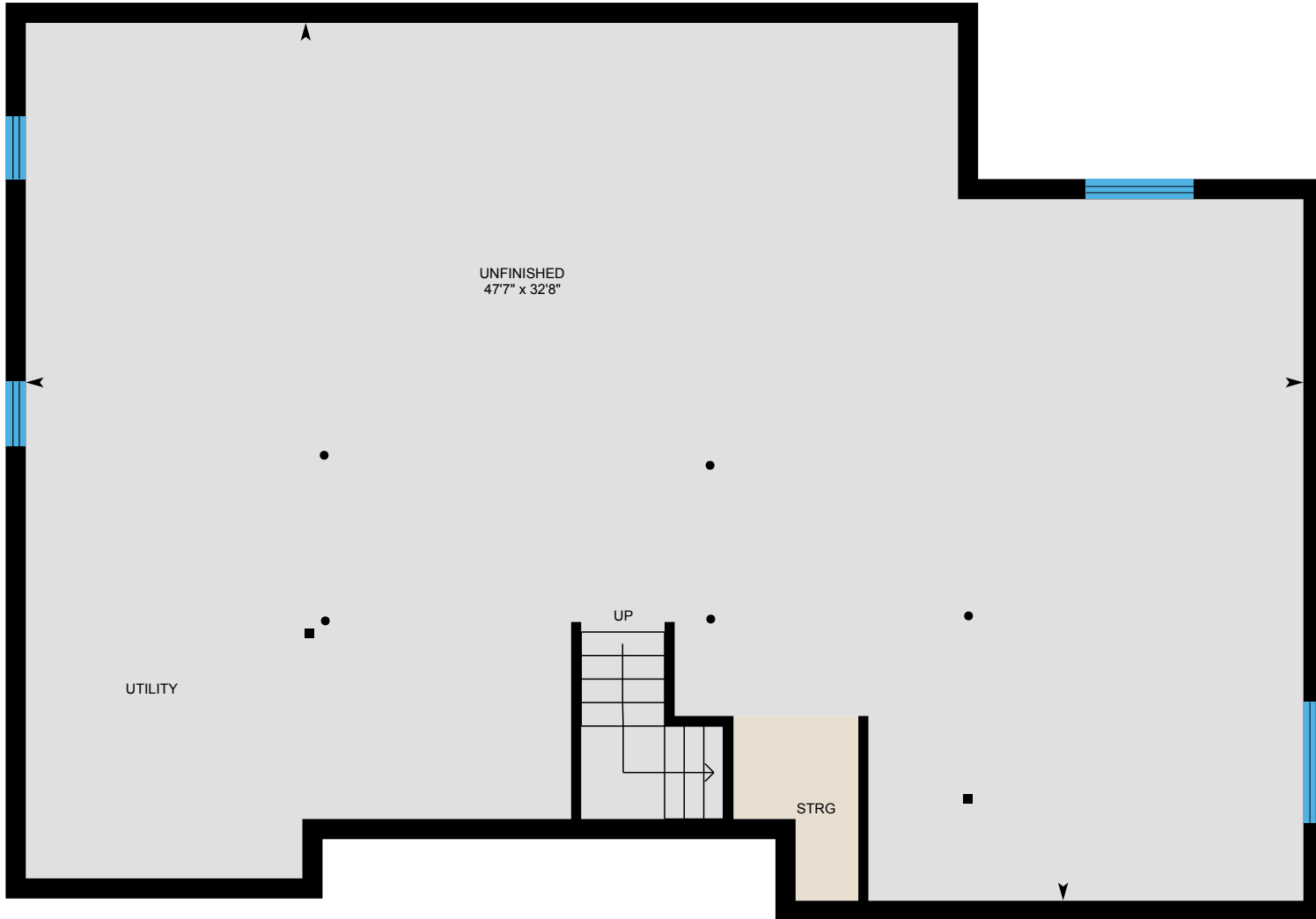


PREPARED: 2026/05/30



# 116 Stoneleigh Dr, The Blue Mountains, ON

Lower Level (Below Grade) Exterior Area 1530.36 sq ft  
Interior Area 1404.27 sq ft



PREPARED: 2026/05/30



# 116 Stoneleigh Dr, The Blue Mountains, ON

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

2pc Bath: 5' x 4'6"  
5pc Ensuite: 9'1" x 12'2"  
Dining: 11'7" x 13'3"  
Foyer: 9'11" x 7'2"  
Garage: 24' x 23'10"  
Kitchen: 11'7" x 17'5"  
Laundry: 16'4" x 9'8"  
Living: 14' x 16'6"  
Primary: 12'5" x 16'11"

##### 2ND FLOOR

3pc Bath: 8'9" x 4'10"  
3pc Ensuite: 5'5" x 10'11"  
Bedrm/ Office /gym: 11' x 10'9"  
Bedroom: 12'9" x 11'11"  
Bedroom: 12'10" x 14'2"  
Family / Loft: 9'4" x 11'9"

##### LOWER LEVEL

Unfinished: 47'7" x 32'8"

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 1415.98 sq ft  
Excluded Area: 601.22 sq ft  
Perimeter Wall Thickness: 9.0 in  
Exterior Area: 1542.38 sq ft

##### 2ND FLOOR

Interior Area: 948.64 sq ft  
Excluded Area: 262.85 sq ft  
Perimeter Wall Thickness: 9.0 in  
Exterior Area: 1093.86 sq ft

##### LOWER LEVEL (Below Grade)

Interior Area: 1404.27 sq ft  
Perimeter Wall Thickness: 9.0 in  
Exterior Area: 1530.36 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 2364.62 sq ft  
Excluded Area: 864.08 sq ft  
Exterior Area: 2636.25 sq ft

# 116 Stoneleigh Dr, The Blue Mountains, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

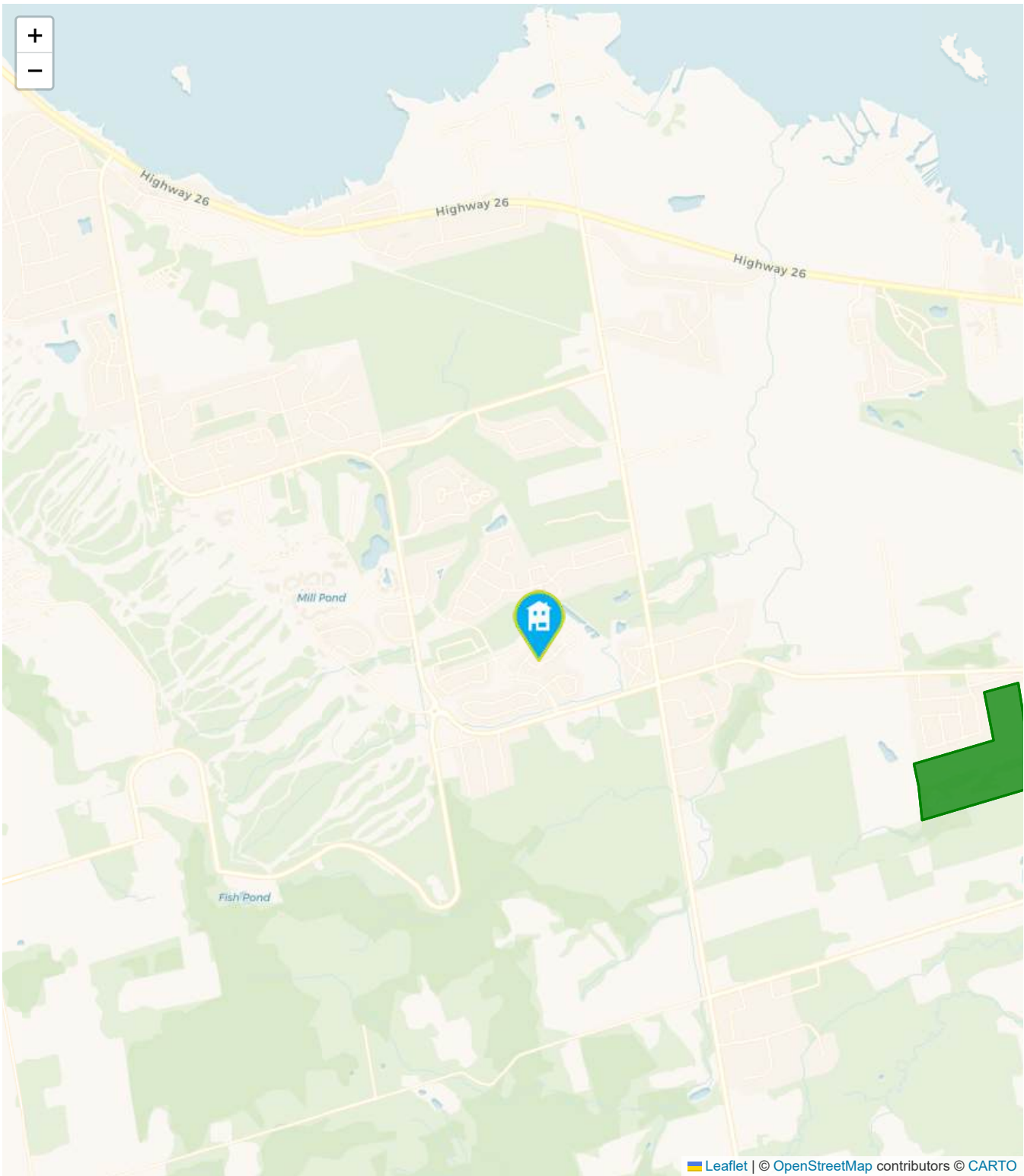
**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>



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- Elementary Schools
- Middle Schools
- High Schools
- Transit
- Safety
- Elementary Attendance Zone
- Middle Attendance Zone
- High Attendance Zone
- Parks

# Town of the Blue Mountains Zoning Bylaw 2018-65



Bruce St Marsh St Corridor Building Envelope



h Provision Overlay

(h1) Wetland	(h2) ANSI	(h3) Landfill	(h5) STP	(h4a) Source Water Protection	(h4b) Source Water Protection
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177.9 GSCA Elevation (100 yr Flood line) NEC Development Control



TheBlueMountains\_LandUse - Zoning Bylaw 2018-65 - Realign

Residential One (R1-1)	Residential One (R1-2)	Residential One (R1-3)	Residential One (R1-4)	Residential One (R1-5)	Residential Two (R2)
Residential Three (R3)	Resort Residential	Rural (R)	Village Commercial (C1)	General Commercial (C2)	Resort Commercial (C3)
Harbour Commercial (C4)	Blue Mountain Village Commercial (C5)	Craigleith Village Commercial (C6)	Rural Commercial (C7)	Recreation One (REC1)	
Recreation Two (REC2)	Recreation Three (REC3)	General Employment (M1)	Rural Employment (M2)	Extractive Industrial (M3)	Development (D)
Public Utilities (PU)	Institutional (I)	Open Space (OS)	Wetland (WL)	Hazard (H)	Parking (P)
				Agricultural (A)	Special Agricultural (SA)
See Section 1.5					

Roll Number	Address	Assessed Value	Acreage
424200000301481	116 Stoneleigh Drive	\$557000	.20

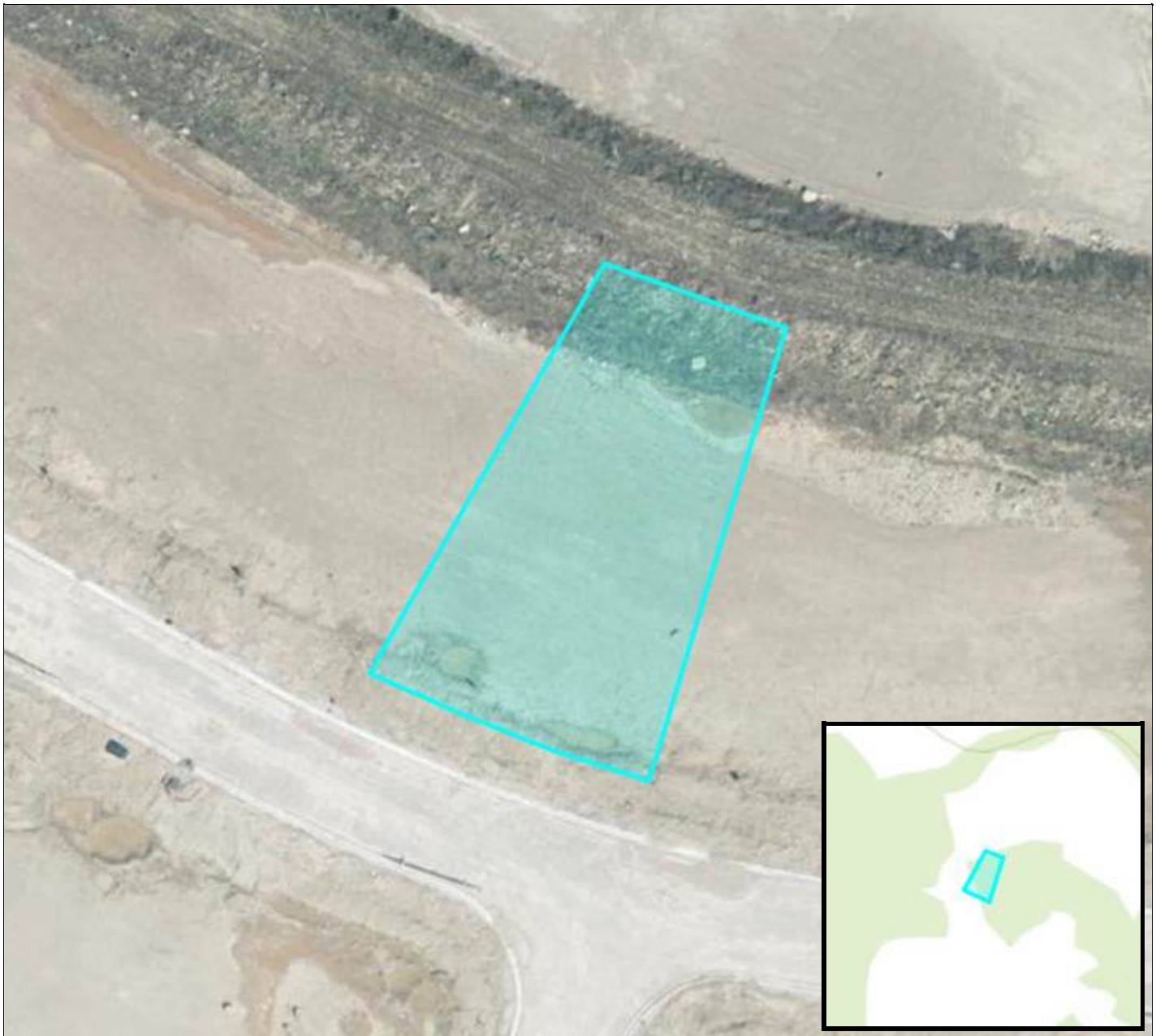
Notice: Assessed value may not reflect current market value [MPAC](#)

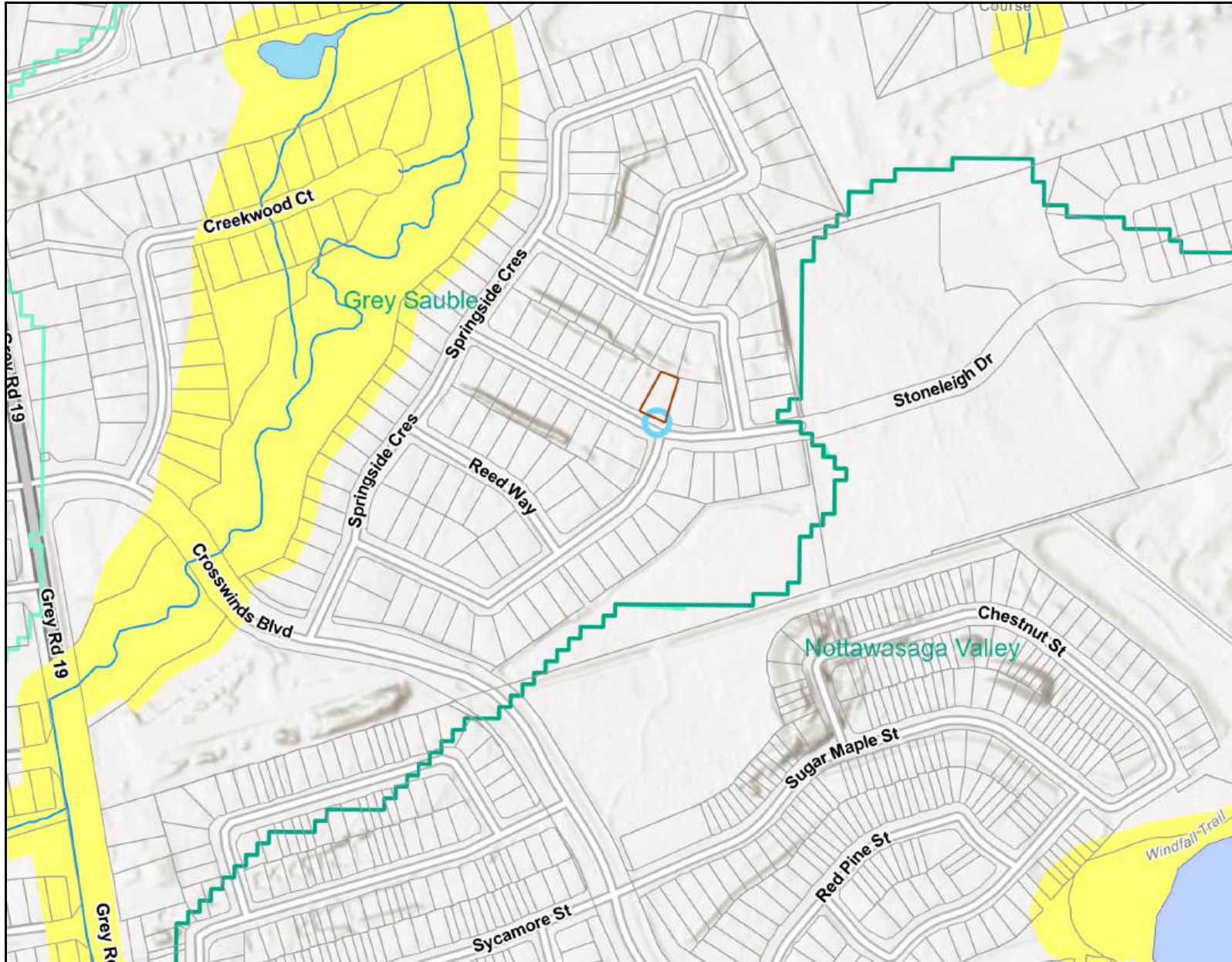
NEC Designation	Legal Description	Property Use
Escarpment Recreation Area	PLAN 16M69 LOT 81	Single family detached (not on water)

**Zoning\***











No Zoning Information

\* Zoning may not be accurate. Confirm with local municipal zoning bylaw.





**Legend**

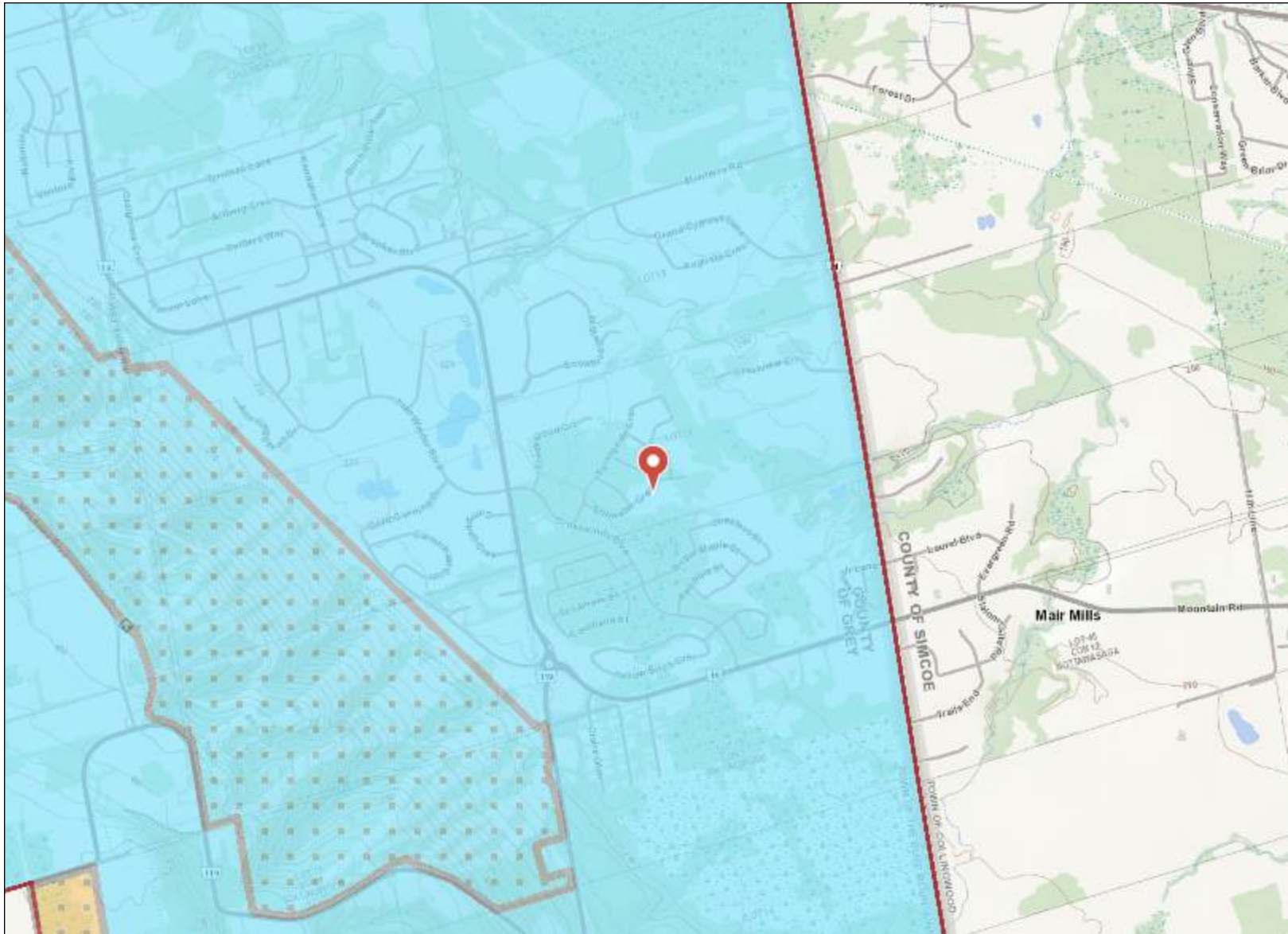
- Assessment Parcel  

- Boundaries
  - Grey County Boundary  

  - Municipality Boundary  

- Conservation Authorities
  - CA Boundaries  

  - Sub-Watershed Boundary  

- Wet Areas - GSCA  

- Watercourses  
 0
- Floodplains - NVCA  

- Regulations - GSCA  

- Regulations - NVCA  


**Notes**

Print Date: 04/29/2026 17:23:01



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- ### Legend
-  Assessment Parcel
  -  Niagara Escarpment Minor Urban Centre
  -  Niagara Escarpment Parks and Open Space System
  -  Niagara Escarpment Plan Area
  -  Area of Development Control
- Niagara Escarpment Plan Designation**
-  Escarpment Natural Area
  -  Escarpment Protection Area
  -  Escarpment Rural Area
  -  Escarpment Recreation Area
  -  Mineral Resource Extraction Area
  -  Urban Area



Projection: Web Mercator



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