

# **\$3,299,000 - 113 NIPISSING Crescent**

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## **Listing ID: 40549038**

**\$3,299,000**

6 Bedrooms, 8 Bathrooms, 6851

Single Family

113 NIPISSING Crescent, The Blue  
Mountains, Ontario, L9Y0Z8

This exquisite custom-built home by Optima Homes & Chalet Inc features 6 bedrooms, 8 baths and is situated in a charming town that exudes year-round beauty, offers the epitome of luxury living, with walking distance to Alpine and Craigeleith ski clubs. This spacious property offers an open floor plan, 19' high ceilings, a large living area with 12' patio doors leading you to a covered cedar deck, floor to ceiling gas fireplace, engineered hardwood floors, fibreglass windows. The exterior is adorned with stone and stucco finishing, highlighted by a 9' fibreglass front door with glass panels. The garage features 9'x9' doors, and leads you directly into the spacious laundry/mudroom with custom cabinetry. The kitchen is equipped with top-of-the-line appliances, including, Miele gas stove with a 8" Miele range hood, Miele fridge, Miele dishwasher, a wine cooler, quartz waterfall countertops, and an open dining room that easily fits both intimate dinners and large entertainment. Master bedroom is located on the main floor featuring a top of the line ensuite bathroom with double sinks, floating vanity, a freestanding tub, heated floors, and a glass-enclosed double shower. Additionally, a spacious walk-in closet with built-in

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cabinetry, and access to a scenic backyard through 12' patio doors. The upper level offers a secluded office space, 3 spacious bedrooms, each equipped with 3-piece ensuite bathrooms. Experience movie nights in the rec room located on the second floor. The room offers ample space, an electric fireplace, a wet bar, access to an upper deck with glass panel railings, offering picturesque views. There's a second floor laundry room with an additional half bathroom. The fully finished lower level, accessible directly from the garage, offers 2 bedrooms, a full bathroom, and an additional half bathroom. Includes a sauna, rec room with fireplace, cold cellar, ski storage, laminate flooring, along with in-floor heating. Builder is registered with Tarion. (id:50245)

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