

A photograph of a row of chalets at Blue Mountain resort in winter. The chalets are multi-story buildings with steep, snow-covered roofs and gabled designs. The chalet on the left is dark grey with white trim and a large wooden balcony. The chalet in the center is red with white trim and a similar balcony. The chalet on the right is dark grey with white trim. The chalets are set against a backdrop of snow-covered hills and a blue sky with scattered clouds. A tall, slender street lamp stands in the foreground between the chalets. The ground is covered in a layer of snow.

COLLINGWOOD, ONTARIO CANADA

Chalets at Blue Mountain

A RESORT FOR ALL SEASONS
AT THE BASE OF BLUE MOUNTAIN



Blue Mountains, Ontario

Blue Mountain

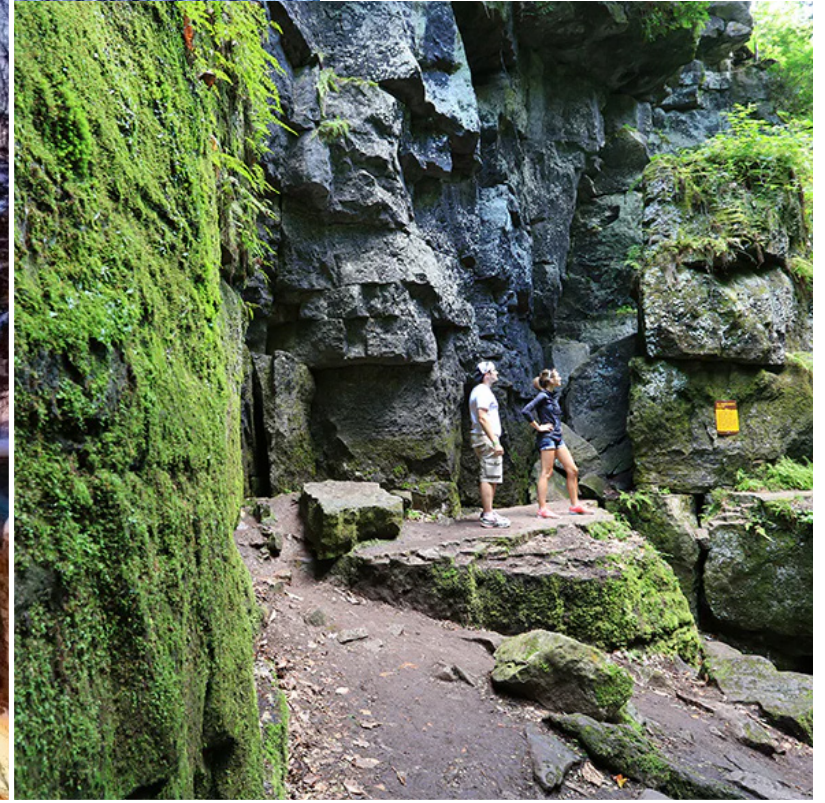
Blue Mountain is Ontario's largest Mountain Resort, nestled on the shores of Georgian Bay, just 90 minutes north of Toronto.

The resort area features:

- **42 Ski & Snowboard Trails & One of Canada's Best Snowmaking System**
- **A Mountain Village With Over 50 Restaurants, Bars & Pubs, Retail Shops, & Many Attractions**
- **Local Spas, Golf, Tennis, Mountain Biking, Hiking, Georgian Bay, Fishing, Boating Charters, Local Wineries & Breweries...**
- **Fresh Air, Green Trees, Clean Water Lake, Beautiful Nature & Views**



Blue Mountain Village. An All Season Destination





The Chalets at Blue Mountain

Short Term Accommodation Units 7 & 8 Bedroom Luxury Chalet Rentals

- Real Estate that is individually deeded and Licensed by the Municipality for Short Term Rentals.
- Each Chalet is approximately 5,000 square feet in size featuring 7 or 8 bedrooms, 7 washrooms, fully equipped kitchen, living room, dining room, multiple balconies, hot tub, recreation room, parking and spectacular Mountain views.
- Each Chalet sleeps 14 or 16 people.
- The Chalets are walking distance to the Blue Mountain Village.
- The Chalets are serviced with municipal water and wastewater, gas, hydro and high-speed internet.
- The Chalets are ideally suited for Corporate Retreats, Family and Group Vacations, Wedding Gatherings, etc.
- The Chalets offer market beating rental income.



Chalet Features & Finishes

INTERIOR

- Superior 2” x 6” wood frame construction.
- Engineered floor system throughout with tongue and groove plywood sub-floors fastened with glue and screws.
- 9’ Ceilings on main and lower levels, Vaulted ceilings in main room.
- Custom made trim with 4” casing and 6” baseboard.
- Solid soundproof passage doors.
- Satin nickel interior door hardware.
- Direct vent gas stone fireplace in the living room with wood mantle.
- Smooth-finish ceilings throughout.
- Quality primer and paint or stain on all interior walls, doors and trim.

FINISHES

- Quality tile flooring in bathrooms, kitchen, & entrance.
- Quality Luxury Vinyl plank floors in living room, dining room, & bedrooms.

EXTERIOR

- Mountain style designed chalet with a combination of stone and James Hardie siding.
- Details include multiple balconies, entry lights, large windows with mountain views.
- 25 Year rated roof shingles

LUXURY BATHROOMS

- Quality cabinetry with hard surface counter-tops in all bathrooms.
- Moen faucets in all bathrooms.
- Ensuite bathroom has soaker tub with separate enclosed shower with glass door.
- Pressure balance valves in all showers.
- Privacy locks on all bathrooms.
- Full-width mirrors over vanities with decorative lights.

***SPECIFICATIONS ARE SUBJECT TO CHANGE E & O. E.**

KITCHEN FEATURES

- Quality hard surface counter-tops.
- Double stainless steel sink with single lever Moen pull-out faucet.
- Modern name brand appliances including Fridge, Stove & Dishwasher with microwave and exhaust hood vented to the outside.
- Upgraded cabinetry and island.

LAUNDRY ROOM/MUD ROOM

- Heavy duty electrical outlet for washer and dryer with exterior venting for dryer.
- Drain and water connections for washer.
- Quality name brand washer and dryer installed.

LIGHTING & WIRING FEATURES

- 200 Amp electrical service, circuit breaker panel and copper wiring throughout.
- White decora switches and receptacles throughout.
- Heavy-duty wiring and receptacle for clothes dryer and stove.
- Hard-wired smoke detectors and carbon monoxide detectors as per Ontario Building Code.
- Quality interior electrical light fixtures.
- Thermostat wiring for gas furnace and air conditioning unit.

ENERGY RELATED

- R 60 attic insulation, R 24 wall insulation above grade, R 24 wall insulation below grade.
- Variable speed forced air, high efficiency natural gas furnace.
- High efficiency gas fired hot water heater on rental basis.
- Central air conditioning.
- Energy efficient water saving shower heads and toilets.

ADDITIONAL FEATURES

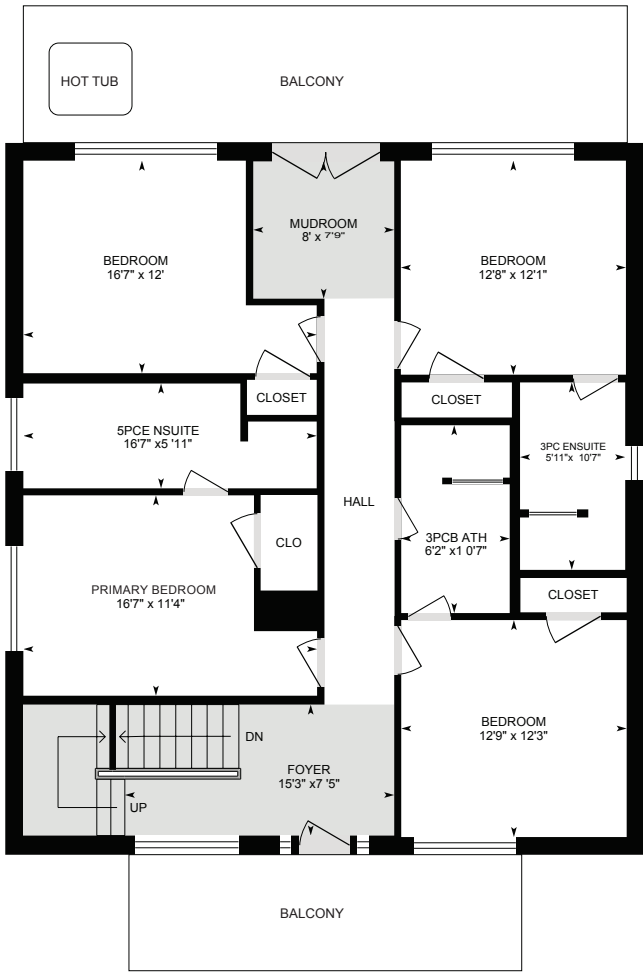
- Basement walkout for fire safety.
- 6 Person hot tub on main floor deck.
- Chalet comes fully equipped and ready for rental, including all furniture, decorations, beds, ping pong table, fully equipped kitchen (Fridge, Stove, Dishwasher, Microwave, etc.), Washer & Dryer, BBQ.
- Multiple outdoor balconies with patio furniture
- 7 or 8 Parking spaces
- Fully licensed with the Town of the Blue Mountains for short-term rentals.

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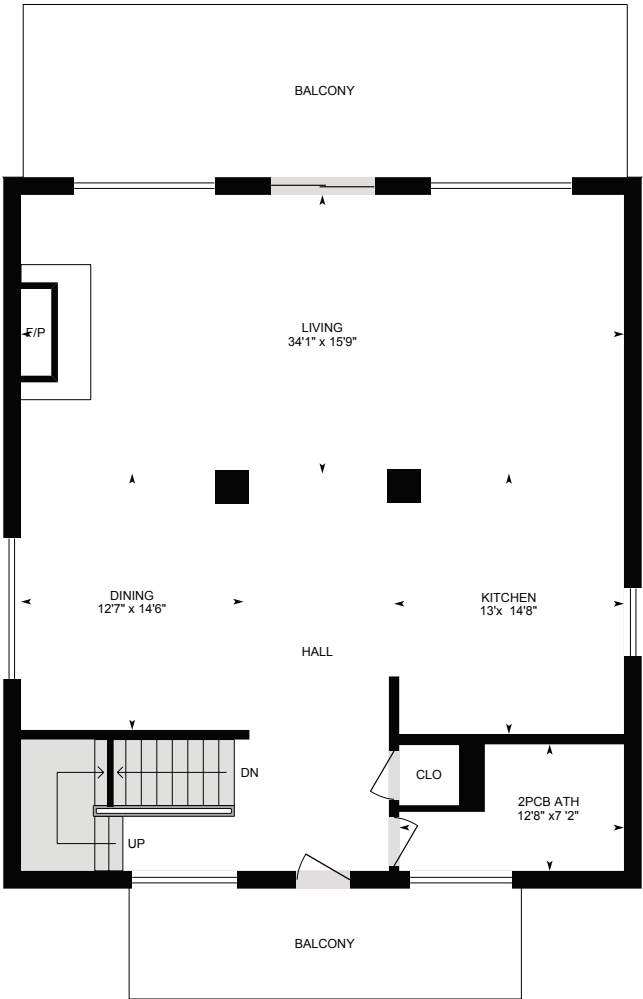




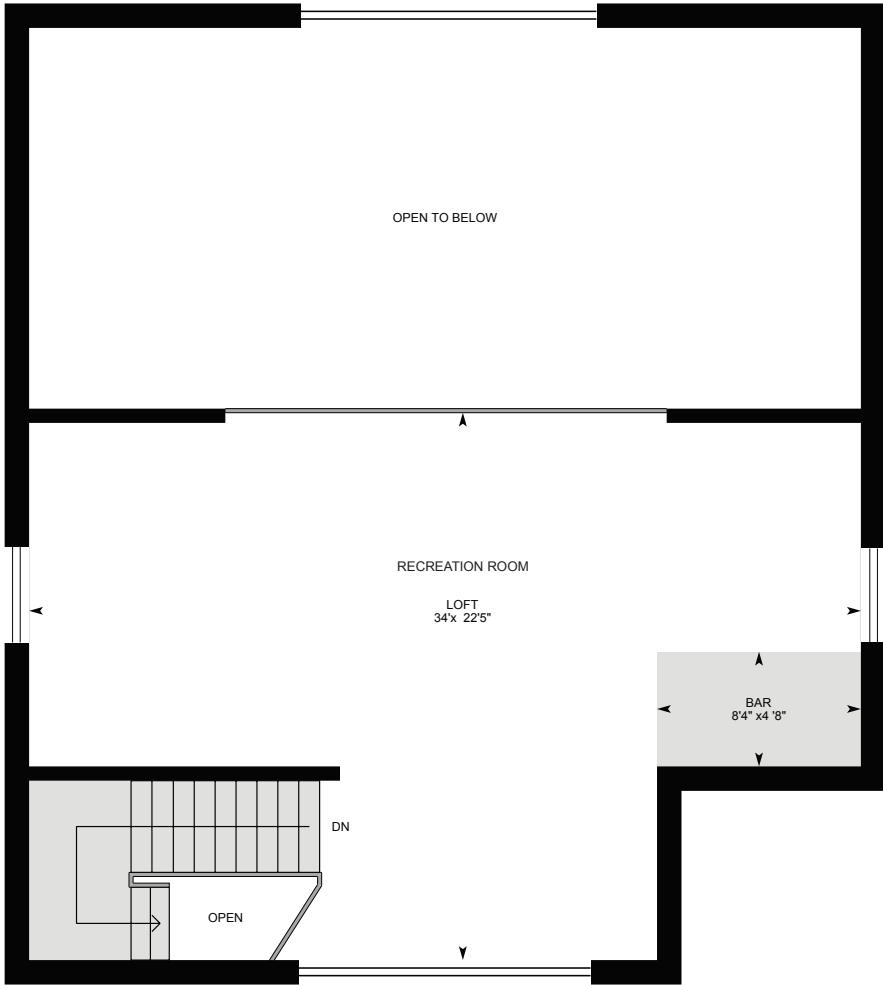
Floors & Layout



Fist Floor / 1445.71 sqft



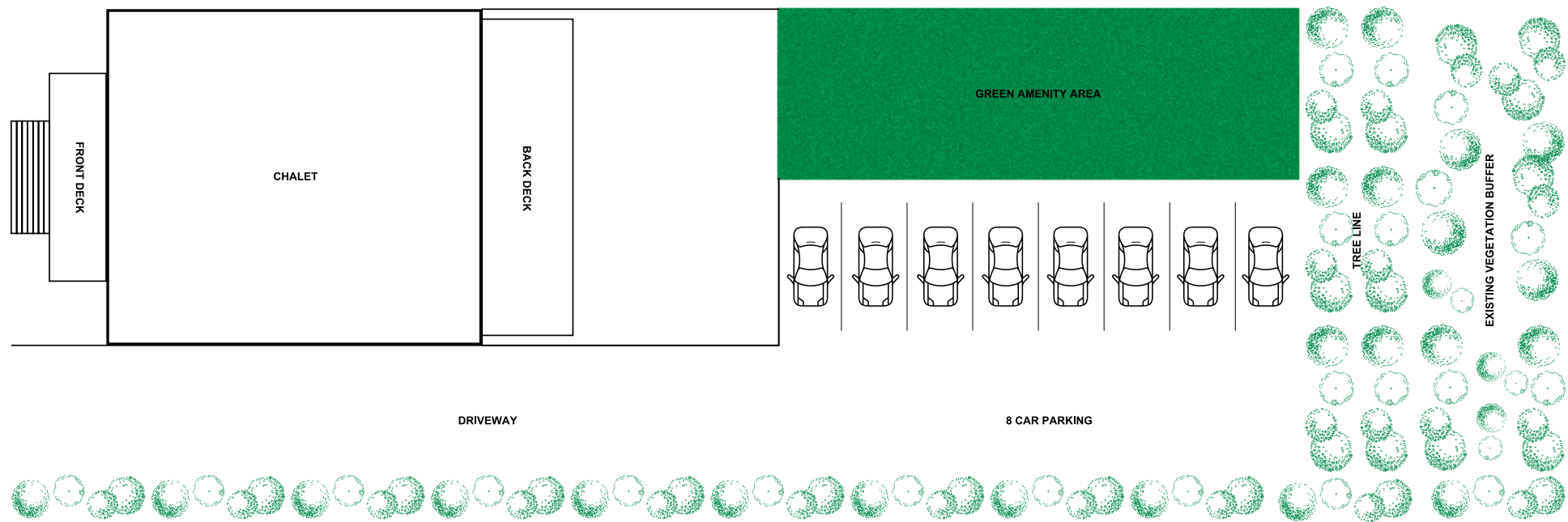
Main Floor / 1445.71 sqft



Second Floor / Loft 765 sqft

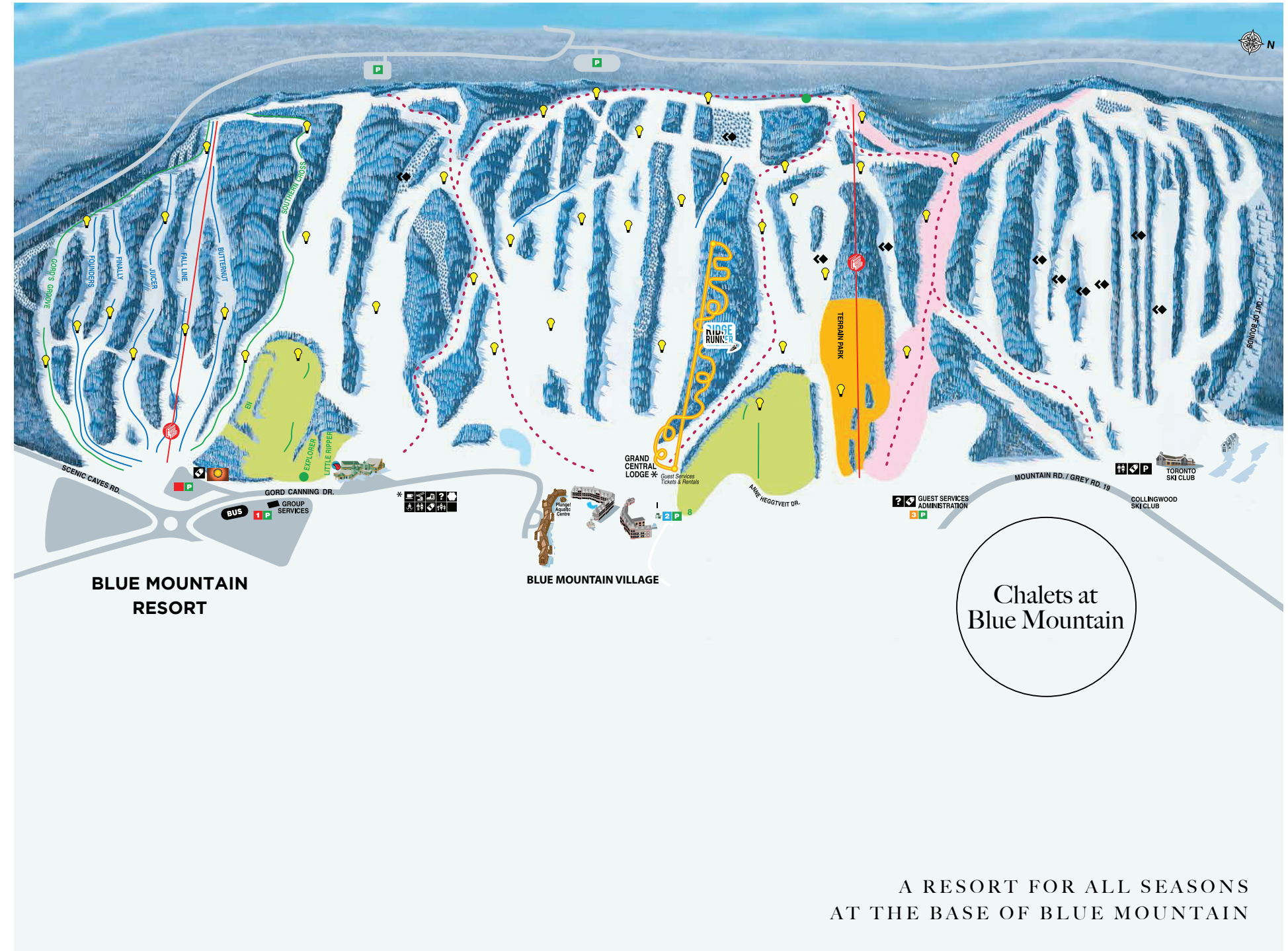


Basement Below / 1445.71 sqft



Chalet Lot Layout

Lot Size: Approximately 20 Meters x 65 Meters (65 Feet x 213 Feet)





Property Developer

Tyrolean Village Resorts 2021 Limited (TVR) is the developer of the “Chalets at Blue Mountain”. TVR’s roots go back to being the first large scale accommodation provider in the Blue Mountains and their experience in this business dates back to the 1960’s. TVR has been and essential part of the development of the Blue Mountain Resort area and its rise as one of Ontario’s best four season tourist destinations.

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Chalets at Blue Mountain



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