



Upscale modern, mountain living in Peaks Bay
154 Delphi Lane, The Blue Mountains

ENGEL & VÖLKERS[®]
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Revel in upscale modern, mountain living.

Every inch of the thoughtful layout maximizes views, energy efficiency, ductless healthy living, and of course, upscale style.

Situated in Peaks Bay, this collection of custom designed homes is flanked by the slopes on one side and Georgian Bay on the other. It's a coveted four-season destination. With its incredible natural surroundings and the impressive outdoor living space, this home offers the best of Blue Mountain living.

Meticulously designed for the most discerning homeowner, upscale features abound, including: backlit Onyx wall panels, white cedar ceilings, floor to ceiling windows, and ductless healthy living via in-floor radiant heating with a secondary 3-zone A/C heat pump system.

If you appreciate the finer things in life, you will appreciate the details of this modern, mountain home.

Property Details:

- List Price - \$1,750,000
- 4 Bedrooms
- 3.5 Bathrooms
- Property Type - 2 Storey Single Family
- Over-sized attached garage
- Total Square Footage - 3,300 (above grade finish)
- Built In - 2016
- Heating - Infloor radiant heat, Gas fireplace, A/C heat pump system
- Impressive outdoor living area





Spacious living and upscale features abound

The sprawling, open-concept main floor highlights views to the ski slopes and is perfect for formal entertaining or casual family gatherings.

A large chef's kitchen includes upgraded cabinetry, Bertazzoni range, double Bosch dishwashers, Electrolux French-door fridge, wine fridge and a central island with waterfall counter. In the great room, a linear fireplace and feature wall creates a dramatic focal point. Upstairs, the master suite offers a second floor balcony to soak in the mountain views, a spa-style master ensuite with sauna and steam shower, two additional bedrooms, convenient laundry and another full bath. A loft niche at the opposite end of the home provides a great teen getaway additional office space, or guest retreat. Plus, the ultimate in flex space on the main level offers an executive office, guest suite, or future main level master with direct access to a sumptuous bathroom.





Outdoor living at its finest

Enjoy outdoor living at its finest with Trex decking, flagstone patios, a hot tub, firepit and professional landscaping with a berm providing a natural privacy buffer. The heated, over-sized garage is a car lover's dream and provides extra space for recreational gear. This unparalleled location puts you steps to Georgian Bay, The Peaks, the trails, and a quick drive to charming Thornbury.

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Property Features

EXTERIOR

- Maintenance free long-board feature walls
- Large covered rear deck, built with top grade “Trex” boards and automatic LED lighting
- 7 person hot tub
- Custom fire pit
- Flagstone patios
- Extensive landscaping to enhance privacy and the natural views
- Paved driveway with room for 6+ cars
- Built-in storage shed for outdoor equipment

ENTRANCE/MAIN FLOOR

- Backlit Onyx inlays and wood feature wall
- Built in cabinetry
- 9 ½” ceilings and 8’ doors
- In-floor radiant heating
- Ductless air conditioners/heat pump- Single unit on main floor and 3 head system on second floor
- CAT-6 Data cable hardwired to each room

GREAT ROOM

- 15’ high, white cedar ceilings
- Extra large custom sliding door
- Linear Napoleon gas fireplace
- Bonus area with 2 desks
- Built in entertainment cabinetry with undermount lighting
- 75” wall-mounted flat screen TV with partial in-wall home theatre sound system
- Dual high powered smart controlled “Big Ass” fans
- Loft with Bonus area, 2 piece bathroom and bedroom
- Custom made railings on stairs and loft
- Durable wide-plank vinyl flooring with sound-dampening, rubberized backing
- Modern design with exposed beams

SECOND FLOOR FEATURES

- 9’ ceilings
- Laundry
- 2 extra spacious bedrooms
- High flow ceiling fans with smart controls in each bedroom

GOURMET KITCHEN

- Oversized cabinetry with drawers and pantry
- Caesarstone counters and breakfast bar
- Large Cambria waterfall island
- Extra large, french door Electrolux fridge and freezer
- 5 burner Bertazzoni Italian gas stove
- Built in Bosch microwave/speed oven
- Bar fridge
- 2 Bosch dishwashers

MAIN FLOOR BEDROOM/OFFICE

- Custom made desk and cabinetry
- Ensuite for guests
- Potential as main-floor master suite

MASTER SUITE/BATHROOM

- Floor to ceiling windows with walk out to second floor balcony
- Large walk in closet with custom cabinetry
- Barn style door to closet
- Custom sauna with floor to ceiling glass
- Steam shower
- Ensuite audio system

UTILITY

- Life Breathe air circulation system
- Pre wired for solar system
- 16 point Swann security system with a backup hard drive
- ADT Smart secure alarm system
- Computer server cabinetry with wireless audio controls

GARAGE

- Heated floor
- Extra wide and tall double door garage with direct drive whisper quiet openers
- Rhino lined floor system
- Built in cabinets
- Double storage closets



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