

Property Information

109 Reed Way
Blue Mountains, ON

Property Information & Features

| 109 Reed Way, Blue Mountains ON L9Y4P5 |

Property Info

Built:	October 14, 2022	
Seller:	Jeffery Robert Parsons & Robert Clarence Parsons	First Owners
House Model:	Rochester (customized)	<ul style="list-style-type: none">• This model is the only model in Phase 2.• Paid over \$9,750 in architectural fees to customize the layout and increase ceiling heights.
Square Footage:	<u>Above Grade:</u> 3,711 sq. ft <u>Below Grade:</u> 1,675 sq. ft <u>TOTAL:</u> 5,386 sq. ft	<ul style="list-style-type: none">• Closed in 'over-to-above' the foyer to add second floor Laundry Room• Closed in 'over-to-above' in Living Room to add Dressing Room to Primary Bedroom
Premium Lot:	<ul style="list-style-type: none">• <u>Lot Shape:</u> Reverse Pie• <u>Area:</u> 0.265 acres/11,528.14• <u>Lot Measurements:</u> Front - 113.93 ft; Right - 135.44 ft; Left - 81.17 ft + 52.93 ft; Rear - 54.74 ft.	<ul style="list-style-type: none">• Lot premium fee of \$65,000.00• Lot measurements are sourced from GeoWarehouse and are approximate.
Property Taxes	\$7,213.86 (2026)	
Lot Direction:	<ul style="list-style-type: none">• Facing: NE• Backing: SW• Views of the ski hill from all levels of the home.• No direct rear neighbour to the middle left of the home. Direct view to the mountain.	<ul style="list-style-type: none">• Better Gardens: Fronting North East allows for spectacular gardens without too much sun that cause burning to delicate plants and flowers.• Tons of natural light: South West backing provides an abundance of natural light in the home throughout most of the day.

Exterior Features & Finishes

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Exterior Features/ Finishes

*All amount do not include HST or shipping fees.

Architectural Fees:	<ul style="list-style-type: none"> • Changed floor plan to create more flow, open concept living rooms and larger bedrooms with their own ensuites. 	\$9,750.00
Exterior Trim:	<ul style="list-style-type: none"> • Added exterior trim detail - 8"x 4" Frieze board and header step details. 	\$3,300.00
Eaves:	<ul style="list-style-type: none"> • Upgraded premium custom colour for eaves & downspouts 	\$745.00
Exterior Pot Lighting:	<ul style="list-style-type: none"> • Potlights x 20 	\$6,000.00
Front:	<ul style="list-style-type: none"> • Colonial Magnetic Garage Door handle & hinge Collection (extra) • Changed small standard double front columns to custom profiled single large columns. • Large Sitting Porch • Hidden Holiday Christmas Light Added soffit above porch, left side of house • Added 2 capped electrical boxes added to porch ceiling for hanging coach chandeliers • Custom gas lantern from North Carolina • Lantern, gas line and connection 	<p>\$230.00</p> <p>\$2,780.00</p> <p>\$323.00</p> <p>\$420.00</p> <p>\$2,300.00</p> <p>\$1,875.00</p>
Left Side:	<ul style="list-style-type: none"> • Added Exterior French style bump out left side at dining and bedroom #4 - 10' wide dining room to 8' wide in bedroom #4. Added large window to bedroom for side wall centred within bumper area. • Added extra hose bib 	<p>\$6,940.00</p> <p>\$190.00</p>
Right Side:	<ul style="list-style-type: none"> • Added exterior pot lights • Upgraded Side Garand door to 8 foot height. 	<p>See 'Exterior Pot Lighting' for cost.</p> <p>See 'Garage' for cost.</p>

Rear:	<ul style="list-style-type: none"> • Added large 8' French glass double doors to rear of garage. 	See Door Upgrades list for cost.
	<ul style="list-style-type: none"> • Added exterior rear upper deck/ balcony to primary bedroom. Includes 6' x 8' double French doors, with 14 inch side lights on either side. 	\$7,480.00
	<ul style="list-style-type: none"> • Added Hose bib to second floor deck/ balcony level to water plants. 	\$280.00
	<ul style="list-style-type: none"> • Added a gas line to second floor deck/ balcony level for a fire pit. 	\$925.00
	<ul style="list-style-type: none"> • Coach lights at rear of house 	\$300.00
	<ul style="list-style-type: none"> • Added 4 custom profiled single large columns to deck/balcony 	\$2,445.00

Structural Features & Upgrades

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Structural Features/Upgrades

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Windows:	<ul style="list-style-type: none"> • Custom 2-over-2 upgraded black casement windows. • Custom window grills added - 2x2 pattern. • Oversized windows in all rooms (premium fee) • Added extra windows to home (premium fee) • Floor to ceiling windows (premium fee) • Deleted all transoms over windows and doors to be able to increase size of all windows and doors. 	<p>\$20,505.00</p> <p>\$3,290.00</p> <p>See pricing in each room.</p> <p>See pricing in each room.</p> <p>See pricing in each room.</p>
Doors:	<ul style="list-style-type: none"> • Added exterior garage door to rear yard, 6' x 8' high double French glass doors at rear of garage yard. • Increased height of large 8' exterior garage door to side yard & mudroom to garage. • All bedroom doors changed to double doors, in lieu of single door for: <ul style="list-style-type: none"> 1 - primary bedroom 1 - bedroom #2 1 - bedroom #3 1 - bedroom #4 • Added 8 foot high interior doors to second floor. • Added pocket door to laundry room 	<p>\$2,475.00</p> <p>\$500.00</p> <p>\$1,800.00</p> <p>\$5,060.00</p> <p>\$650.00</p>
Trim:		
Ceiling Heights:	<ul style="list-style-type: none"> • Increased to 9 foot ceilings - Basement • Increased to 10 foot ceilings - Main Floor • Increased to 9 foot ceilings - Second Floor • Increased height of archway from Foyer into Kitchen/Dining Area. 	<ul style="list-style-type: none"> • 9 foot ceilings - Basement, \$16,885.00 • 10 foot ceilings - Main Floor, \$28,500.00 • 9 foot ceilings - Second Floor, 18,400.00

Staircase:	<ul style="list-style-type: none"> • Custom oak railing and posts with custom black iron pickets - rectangular decor every third picket. • Staircase, layout change - redesign stare wall to create direct access to basement staircase from great room, in lieu of laundry room. • Staircase, layout change - open up basement staircase to great room to have continuous railings overlooking basement staircase. • Upgraded to CUSTOM white oak with painted risers and stringers. 	<p>\$6,045.00</p> <p>\$1,125.00</p> <p>\$5,604.70</p>
Basement:	<ul style="list-style-type: none"> • Relocated Utility Room to create more space in basement. 	

Interior Features & Finishes

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Features/Upgrades

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Interior Lighting	<ul style="list-style-type: none"> • Interior Potlights - First floor • Interior Potlights - Second Floor 	<p>\$7,130.00 \$6,210.00</p>
Foyer:	<ul style="list-style-type: none"> • Added vaulted ceilings - Foyer/Hallway • Added cove moulding to vaulted ceiling and foyer with LED rope lighting. • Custom white oak hardwood flooring 	<p>\$1,500.00 \$1,435.00 \$1487.50</p>
Office:	<ul style="list-style-type: none"> • Added 8' double clear glass, solid wood French doors • Custom white oak hardwood flooring 	<p>\$1,395.00 \$1,547.00</p>
Dining Room/Piano Room:	<ul style="list-style-type: none"> • Custom white Oak hardwood flooring 	<p>\$2689.40</p>
Powder Room:	<ul style="list-style-type: none"> • Full quartz vanity • Custom white oak hardwood flooring 	<p>\$2,090.00 \$510.00</p>

Main Floor Laundry Room/Mudroom:	<ul style="list-style-type: none"> • Changed the layout of the mudroom - deleted sunken section in front of garage door so laundry room can be all one level. • Added shower niche • Automatic closet light switch, x2 • Added Custom Dog Wash • Dog Wash Moen Magnetic Hand Held Shower Wand. • Koehler Black Square Floor Drain - dog wash • Upgraded Tile - dog wash • Upgraded Flooring- tile • Upgraded 8 foot doors for both closet, closets in laundry room. • Added GFI on separate circuit, main floor, laundry room by dog wash station for dog wash blow dryer. 	<ul style="list-style-type: none"> \$650.00 \$480.00 \$3,625.00 \$1,518.00 \$250.00 \$1,160.00 \$1,500.25 \$660.00 \$230.00
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Kitchen/Dining Area:	<ul style="list-style-type: none"> • Added 5 extra feet of cabinetry in kitchen. • Added Fridge & Freezer 24" Deep enclosures to ensure that appliances are flush with cabinetry. • Added bar sink. • Added Bar Fridge. • Counter depth Fridge Cabinet • Kitchen Layout Change - deleted nib walls at the end of Kitchen cabinets on both walls. 	\$8,295.00
	<ul style="list-style-type: none"> • Increased Kitchen sink window. 	\$1,040.00
	<ul style="list-style-type: none"> • Added kitchen windows on either side of Gas Range. 	\$900.00
	<ul style="list-style-type: none"> • Reduced dining/piano room by 2 feet to add to kitchen. • Shifted powder room & pantry accordingly. • Added 2' to kitchen, added 2' of island and extra kitchen cabinetry/counter/backsplash. 	\$10,755.00
	<ul style="list-style-type: none"> • Custom Canopy 	\$3,150.00
	<ul style="list-style-type: none"> • Custom glass door uppers on fridge wall. Glass doors to match crossbar pattern of exterior windows. 	\$1,985.00
	<ul style="list-style-type: none"> • Custom glass interior shelves for glass door uppers 	\$1,680.00
	<ul style="list-style-type: none"> • Added custom electrical outlets in Island, x 2 	\$580.00
	<ul style="list-style-type: none"> • Custom surgery glass door uppers to match exterior window design 	\$1,985.00
	<ul style="list-style-type: none"> • Custom stacked uppers with glass doors 	\$2,840.00
	<ul style="list-style-type: none"> • Custom wall stove, glass door uppers 	\$3,965.00
	<ul style="list-style-type: none"> • Custom dishwasher wood panel 	\$660.00
	<ul style="list-style-type: none"> • kitchen cabinet door upgrade 	\$2,435.00

Kitchen/Dining Area Cont'd:		
	• Custom double refrigerator drawer, wood panels	\$990.00
	• Added dual recycle bin with soft close in kitchen with custom top drawer	\$1,127.00
	• Added Hardware "Touch Latch" for hidden cupboards in island.	\$830.00
	• Added hidden functional cupboards in back of island	\$3,284.25
	• Added kitchen bank of drawers in surgery	\$1,275.00
	• Kitchen top drawers upgrade	\$660.00
	• Custom kitchen crown moulding	\$6,685.00
	• Kitchen cabinet/cupboard upgrade	\$12,650.00
	• Soft close doors for entire kitchen	\$1,295.00
	• Soft close drawers for entire kitchen	\$2,195.00
	• Pot and pan drawers (set of 3): 1 - kitchen island 2 - either side of stove	\$3,330.00
	• S second floor cabinet stacked upper cabinets in kitchen	\$11,346.00
	• Quartz backsplash - full height to ceiling in all around window, windows in kitchen and surgery.	\$12,915.00
	• Quartz Island waterfall - both ends	\$3,875.00
	• 15A 120 V Separate circuits: 1 - Kitchen Fridge Drawer Unit 1 - Kitchen for Freezer 1 - Kitchen Bar Fridge	\$410.00
	• Glass cabinet lighting	\$1,800.00
	• Kitchen valence lighting	\$1,370.00
	• White oak custom kitchen hardwood flooring	\$8,704.00
	• Custom glass door uppers - end of sink wall with glass shelves	\$1,425.00

Kitchen/Dining Area Cont'd:	<ul style="list-style-type: none"> • Separate circuit in pantry for microwave or bar fridge. • Added extra LED puck lights x 2 	<p>\$250.00</p> <p>\$450.00</p>
Living Room:	<ul style="list-style-type: none"> • Upgraded Napoleon Fireplace with porcelain reflective, radiant panels. • Fireplace blower kit motor • Custom hardwood flooring 	<p>\$1,565.00</p> <p>\$600.00</p> <p>\$4,545.80</p>
Upper Hall	<ul style="list-style-type: none"> • Boiserie Wall Moulding - entire hallway • Lighting • Custom white oak hardwood flooring. 	<p>\$16,000.00</p> <p>\$1,600.00</p> <p>\$3,779.10</p>
Bedroom 2:	<ul style="list-style-type: none"> • Layout Change - Increase width of room by 4' & decrease length by 1'. New dimensions are 14'x15' to be able to add ensuite bath & walk-in closet. • Increased window size - width and height to see more mountain views. 	<p>\$2,025.00</p>
Bedroom 2 Ensuite:	<ul style="list-style-type: none"> • Created new ensuite bathroom (formerly part of small walk-in closet). Added standing shower with frameless glass enclosure, vanity and toilet. • Increase window size • Added shower niche. • Increased vanity height to 34" H. • Added custom U-drawers to vanity • Vanity door upgrade • Soft close • Quartz countertop • Dornbract Chrome Shower Set • Upgraded bathroom & shower flooring • Upgraded shower wall 	<p>\$9,825.00</p> <p>\$650.00</p> <p>\$135.00</p> <p>\$1,425.00</p> <p>\$515.00</p> <p>\$980.00</p> <p>\$2,100.00</p> <p>\$2,039.00</p> <p>\$3,465.00</p>

Bedroom 3:	<ul style="list-style-type: none"> • Layout Change - Entry Door shifted & new closet created. • Automatic closet light switch 	\$240.00
Bedroom 3 Ensuite:	<ul style="list-style-type: none"> • Layout Change - (formerly shared bath) reconfigured to create glass standing shower with frameless glass enclosure. • Added shower niche • Custom White Oak Vanity and Quartz countertop • High end carpet • Koehler Black Square Floor Drain • Dornbracht Black Shower Set • upgraded bathroom & shower flooring • upgraded shower wall 	<p>See architectural costs.</p> <p>\$650.00</p> <p>\$2,300.00</p> <p>\$1,135.00</p> <p>\$250.00</p> <p>\$1,850.00</p> <p>\$1,740.75</p> <p>\$2,691.00</p>
Bedroom 4:	<ul style="list-style-type: none"> • High end carpet • Added structural bump out to room and larger window to bedroom 	<p>\$1,405.00</p> <p>See Structural - "Left Side" for cost of upgrade.</p>

<p>Bedroom 4 Ensuite:</p>	<ul style="list-style-type: none"> • Layout Change - Wall shifted into Primary Ensuite to make larger primary bedroom & ensuite. Closet deleted. • Added larger window in bathroom. • Added frameless glass shower • Added shower niche • Increased vanity height to 34”H • Added custom U-drawers to vanity. • Vanity door upgrade • Quartz Counter top • Dornbract ChromeShower Set • Upgraded bathroom and shower flooring • Upgraded shower wall - middle • upgraded shower wall and flooring • Added 28” Kohler linear drain in primary en suite shower x 2 • Custom tiling to primary en suite shower floor 	<p>\$3,850.00</p> <p>\$650.00</p> <p>\$157.50</p> <p>\$1,425.00</p> <p>\$734.00</p> <p>\$2,100.00</p> <p>\$1,507.25</p> <p>\$2,195.00</p> <p>\$1,170.00</p> <p>\$2,536.00</p> <p>\$1,945.00</p>
<p>Primary Bedroom</p>	<ul style="list-style-type: none"> • Ceiling - raised coffered/Vaulted ceiling to create 10’ in primary bedroom • Cove moulding with LED rope light added • Added Primary Bedroom floor length window added • Two-way Napoleon gas fireplace with porcelain reflective radiant panels. • Custom white oak hardwood flooring - Primary bedroom & dressing room 	<p>Standard plan.</p> <p>\$1,720.00.</p> <p>\$975.00</p> <p>\$8,440.00</p> <p>\$10,983.70</p>

Primary Ensuite:	<ul style="list-style-type: none"> • Primary Shower Structural Upgrades - Increased primary shower size. Added extra glass to corner of shower to see view of mountains. Moved freestanding tub in front of window for view of mountains. Added water closet for toilet. Shower door to be taller than standard height. Custom door installed. Extra hinge support required. 	\$1,440.00
	<ul style="list-style-type: none"> • Increased Tub window size. 	\$825.00
	<ul style="list-style-type: none"> • Added extra large window to side of primary en suite bathroom, between shower and rear wall. 	\$1,150.00
	<ul style="list-style-type: none"> • Water closet created with frameless frosted glass door, including side frosted- glass panels. • Flat arch to be installed to match profile of drop ceiling of shower. • Extra hinge support required. 	\$2,025.00
	<ul style="list-style-type: none"> • Added freestanding tub. 	\$3,100.00
	<ul style="list-style-type: none"> • Added additional shower line on shared wall of water closet, new shower line to support ceiling shower head on shared wall of water, closet, new shower line on shared wall of tub. 	\$1,020.00
	<ul style="list-style-type: none"> • Added 60 inch quartz framed shower niche. 	\$2,310.00
	<ul style="list-style-type: none"> • Shower niche lighting 	\$730.00
	<ul style="list-style-type: none"> • Shower spotlight x 2 	\$265.00
	<ul style="list-style-type: none"> • Upgraded height of vanity to 36"H 	\$495.00
	<ul style="list-style-type: none"> • Ensuite bank of drawer with increase 	\$250.00
	<ul style="list-style-type: none"> • Ensuite sink bump out, x 2 	\$525.00
	<ul style="list-style-type: none"> • Vanity door upgrade 	\$1,245.00
	<ul style="list-style-type: none"> • Vanity vetrina 	\$1,390.00
	<ul style="list-style-type: none"> • Soft close 	\$3,765.00
<ul style="list-style-type: none"> • Heated bathroom floors 		

Primary Ensuite Cont'd:	<ul style="list-style-type: none"> • Upgraded flooring • Upgraded shower wall • Added Tilt Trays in Primary Ensuite Vanity • Added GFI on separate circuit, near tub/ shower wall for future towel, warming rack. 	<p>\$3,319.00</p> <p>\$4,522.50</p> <p>\$1,080.00</p> <p>\$230.00</p>
Primary Dressing Room:	<ul style="list-style-type: none"> • Created NEW - Formerly Over-to-Above Great Room. Created floor, etc. Added additional 352 sq ft of living space. • Added wall in centre for two-way fireplace. • Ceiling - raised Vaulted ceiling to create 10' in primary dressing room. • Ceiling - Cove moulding added to vaulted ceiling with LED rope lighting • Added Floor Length Dressing Room window • Brass floor outlet for future custom island lighting. 	<p>\$29,040</p> <p>\$1,665.00</p> <p>\$975.00</p> <p>\$220.00</p>

Second Floor Laundry Room:	<ul style="list-style-type: none"> • Created NEW laundry room - formerly Open-to-Below. Created floor, etc. Added additional 95 sq ft of living space. • Converted OTB area above Foyer to 2nd Floor Laundry Room with Pocket Door Entry. • Added cabinetry, lower and uppers • GFI outlet • Automatic closet light switch • Valence lighting • Added laundry sink, quartz counters, custom handle pulls from Dubai, create two additional 2-door closets. • Tile Upgrade • Upgraded laundry top drawer • Added tilt tray to laundry sink cabinet 	<p>\$20,095.00 *Does not include quartz counters, handle pulls, lighting and floor selections.</p> <p>\$3,460.00</p> <p>\$155.00</p> <p>\$480.00</p> <p>\$730.00</p> <p>\$1,436.50</p> <p>\$350.00</p> <p>\$540.00</p>
Basement:	<ul style="list-style-type: none"> • Added drywall - to be placed in the basement by builder for finishing. • Upgraded 40 CCT electrical panel to 60 CCT. • Back flow Preventer 	<p>\$5146.02</p> <p>\$350.00</p> <p>\$725.00</p>
Garage:	<ul style="list-style-type: none"> • Fully Insulated and drywalled garage • Fully painted garage • Added large 8' French glass double doors to rear of garage. • 40A 120/240 V separate circuit in garage ceiling for future hoist. 	<p>\$2,550.00</p> <p>\$1,595.00</p> <p>See Door Upgrades list for cost.</p> <p>\$545.00</p>

HVAC:	• Increased gas, main service line	\$825.00
	• Gas upgrade rough-in for second floor laundry	\$945.00
	• Gas upgrade, rough-in for future gas fire pit on primary balcony	\$925.00
	• Gas upgrade, rough-in for main floor appliances in kitchen	\$785.00
	• Gas upgrade rough-in for main floor laundry room	\$795.00
	• Upgraded Napoleon gas furnace.	\$8,000.00

+Lighting/Chandeliers:	+ \$25,000.00
+Faucets/Taps:	+ \$40,000.00
+Drawer Pulls (from Dubai):	+ \$4,000.00
	\$69,000.00

Appliances:

+Jenn Air Rise 48" Gas Range:	+ \$15,000.00
+Fischer & Paykel Integrated Refrigerator Column	+ \$10,500.00
+Fischer & Paykel Integrated Freezer Column	+ \$10,500.00
+Elica 46" Arezzo Built-In Hood Insert.	+ \$2,339.00
+24" Panel Ready Signature Kitchen Suite Uncounter Drawer Refrigerator	+ \$5,800.00
+24" Custom Panel 800 Benchmark Series Bosch Dishwasher w/Crystal Dry	+ \$2,800.00
+AVG 46 Bottle - Dual Zone - Wine Cellar Fridge	+ \$1,800.00
+Electrolux Front-Load Perfect Steam w/LuxCare Plus Washer x2	+ \$2,600.00
+Electrolux Front-Load Perfect Steam Electric Dryer x2	+ \$3,000.00
	\$54,339.00

Cost of Upgrades/Features of home: **\$600,000+**