

\$3,995,000 - 109 Pheasant Run, Blue Mountains

MLS® #X12359965

\$3,995,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Blue Mountains, Blue Mountains, Ontario

Luxurious new home available in the Pheasant Run enclave. This exceptional property is located on a private cul-de-sac, moments from both the water and town, with the street ending at a 10-acre park. Situated on a 0.6-acre lot, this showcase home features 22ft ceilings in the Great Room with Lift & Slide doors leading to the rear yard, which backs onto a protected green space. The incredible windows ensure abundant light and warmth throughout this gracious home. A gorgeous 2-sided gas fireplace with full-height stonework and unique display details holds a 75" Art TV, providing ambiance throughout the main entertaining space. The grand kitchen is anchored by an incredible 13' island and includes two dishwashers, a second sink/prep area with a beverage fridge, an induction cooktop, built-in appliances including a Miele Cappuccino maker, and a walk-in pantry. The Guest Wing features a unique glass hallway leading to two bedrooms and a full bath with unusual window configurations, creating indulgent personal spaces. A large, comfy den offers a plush away space with a walk-out to the deck. The deluxe mudroom and laundry area provides beautifully designed storage and cabinetry with a luxurious heated stone floor, conveniently located off the 3-car heated garage. There is also an exterior door for a front porch alternative. The Primary Ensuite offers a serene oasis with a walk-in closet, an opulent bath including a sumptuous soaking tub, and a sliding door to the covered patio



where a hot tub and outdoor wood-burning fireplace await. The finished lower level offers an additional 2,000 sq ft of finished space with two more bedrooms, each with large daylight window wells, another full bath, a media room with a 48" horizontal gas fireplace, a games area, a bar, and the opportunity to add another bathroom/steam/sauna. This beautifully appointed home is available with custom-curated furnishings. The private rear yard has ample room for both a swimming pool and a sport court (id:6289)

Essential Information

Listing #	X12359965
Price	\$3,995,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	109 Pheasant Run
Subdivision	Blue Mountains
City	Blue Mountains
Province	Ontario
Postal Code	N0H2P0

Amenities

Amenities	Golf Nearby, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Irregular lot size, Lighting, Sump Pump
Parking Spaces	9
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Hot Tub, Range, Water Heater, Water meter, Central Vacuum, Dishwasher, Dryer, Freezer, Garage door opener, Microwave, Hood Fan, Washer, Wine Fridge, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood, Stone
Lot Description	69 x 328 FT 1/2 - 1.99 acres
Foundation	Concrete, Poured Concrete

Listing Details

Listing Office	Royal LePage Locations North
----------------	------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 4th, 2025 at 1:02pm EST