

\$4,795,000 - 172 Sleepy Hollow Road, Blue Mountains

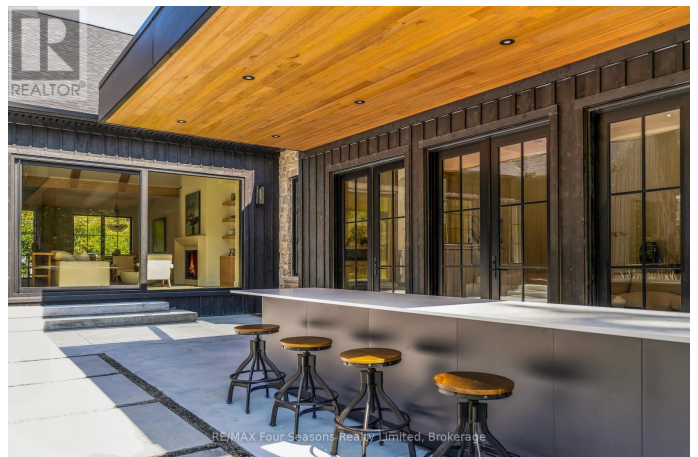
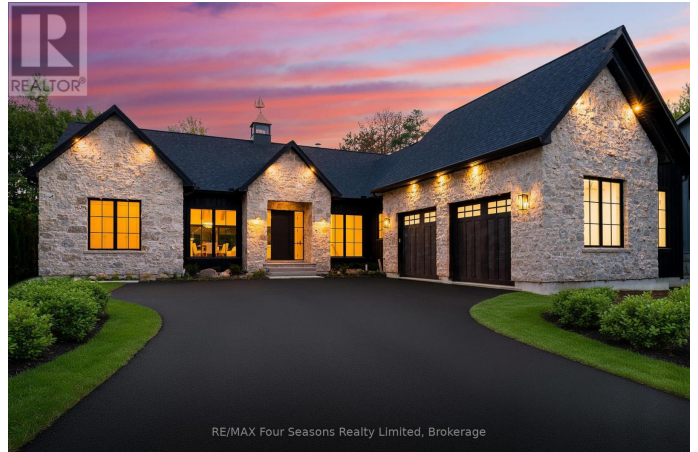
MLS® #X12457743

\$4,795,000

5 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Blue Mountains, Blue Mountains, Ontario

LUXURY DESIGN BUILD NEAR CRAIGLEITH / ALPINE: This custom-built masterpiece by Coastal Impressions blends timeless European architecture with modern luxury, offering 5589 finished sq ft (3546 AG + 2043 BG) on a beautifully landscaped 80 x 192 lot. The exterior showcases board and batten with hand-laid stonework reminiscent of old-world craftsmanship, while the interior features 8.5 engineered white oak flooring, soaring 10' / 12' ceilings with vaulted areas up to 18', & graceful barreled archways. The gourmet kitchen opens to a warm family room with a large gas fireplace + a separate dining area and is highlighted by a custom white oak island with quartz countertops, bar seating, + state of the art top-tier Thermador Professional Series appliances, including a 7-burner gas cooktop stove, dual wall ovens, refrigerator, + freezer and wine tower, dishwasher, and combined speed oven/microwave. There are two 30" Franke sinks + a hidden cupboard door leading to a back hallway with pantry and office adding both charm and function. Beyond a small bar area, double white oak doors open to the dramatic aprÃ"s-ski lounge featuring a stunning custom stone wall, a wood-burning Rumford fireplace, + three sets of double doors leading to the outdoor living space. The main floor offers three bedrooms, each with ensuite, + a powder room. The main-level primary suite is a true retreat with vaulted ceilings, a spa-like ensuite, and extra-large walk-in closet. The lower level has a large



built-in bar / island, gym with rubber flooring, a spacious family room with gas fireplace, two additional bedrooms, + a four-piece bath. Outdoor living shines with 1,000 sq ft of space: custom kitchen with built-in BBQ, surrounded by 36 trees and eight perennial gardens. Additional features include heated floors in primary ensuite + lower bath, a 22kW Generac generator, and oversized two-car garage. Walkable to Craigleith and Alpine, this home defines refined four-season living in The Blue Mountains. (id:6289)

Essential Information

Listing #	X12457743
Price	\$4,795,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	172 Sleepy Hollow Road
Subdivision	Blue Mountains
City	Blue Mountains
Province	Ontario
Postal Code	L9Y0S8

Amenities

Amenities	Beach, Park, Ski area, Golf Nearby, Fireplace(s)
Features	Carpet Free, Sump Pump
Parking Spaces	7
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Barbeque, Garage door opener remote(s), Oven - Built-In, Water Heater - Tankless, Water Heater, Dishwasher, Freezer, Microwave, Oven, Stove, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	3
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood, Stone
Exterior Features	Landscaped
Lot Description	80 x 192 FT
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Four Seasons Realty Limited
----------------	------------------------------------



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 October 26th, 2025 at 11:46pm EDT