



RIDGE HOUSE

395910 11TH LINE, CLARKSBURG

Kevin & Kerri-Ann Associates









RIDGE HOUSE - 395910 11TH LINE

3 BED 2 BATH 2,432 SQ.FT. 2 CAR GARAGE

THE PROPERTY

Nestled below the high point ridge of the property, Ridge House becomes a harmonious extension of the evergreen woods, embracing tranquility on all three sides. As you meander up the driveway, the road gracefully fades away, giving way to the subtle revelation of this architectural gem nestled amidst the trees, inviting discovery with every step.

This enchanting forested property consists of 25 acres of pristine land in the heart of Clarksburg, ON. As you approach, a sense of tranquility washes over and the meticulously cleared landscape reveals a strategic positioning of the home allowing for maximum privacy and sunshine.

As you explore the backyard, a pristine forest graces the property, providing a picturesque backdrop to the residence. The forest has been carefully cleared of brush, not only for aesthetic purposes but also to enhance the functionality of the land. Walking through the forest and trails, you'll discover the careful consideration given to preserving the natural flora while ensuring a harmonious coexistence with the property.

Beyond the house, the forest stands as a living canvas, with towering trees and diverse wildlife, creating a rich and vibrant ecosystem. The air is filled with the soothing sounds of rustling leaves and birdsong, offering a peaceful retreat from the hustle and bustle of everyday life.

THE FEATURES

Ridge House, an exquisite testament to minimalist architecture and design, discreetly positioned along the fringes of a 25-acre canvas of nature in the quaint hamlet of Ravenna. Crafted by the acclaimed architect firm *Superkul* and meticulously brought to life by *John W. Gordon, Custom Builders*, this residence seamlessly merges with the natural beauty that surrounds it. Superkul has earned countless awards and gained recognition as one of the best firms in the country, with a 2-year waiting list. Ridge House is their first project in the Blue Mountains and an absolute show-stopper. In their own words, Superkul delivers “eloquent architecture of enduring value, prioritizing fluidity, functionality, and sustainability to create luminous and vitalizing spaces.”

The distinct silhouette of the roofline captures your attention, a visual ode to the thoughtful design that defines Ridge House. Created for both aesthetics and functionality, this residence embodies the essence of a serene and uncomplicated lifestyle. The design narrative unfolds with precision – a separate office space discreetly tucked away for moments of quiet contemplation, accessible by the heated pathway from the main house, a bathtub strategically positioned overlooking a beautiful zen garden with a walkout, and an open dining and living area seamlessly blending into the natural surroundings.

The thoughtful layout places the primary bedroom at one end while guest rooms grace the other, providing a sense of privacy and separation. In keeping with the minimalist ethos, Ridge House boasts a single-story layout, eliminating the need for stairs and promoting a fluid, accessible living experience.

This 3-bedroom, 2-bathroom haven offers a canvas for your personalized touch. The heart of the home, a stunning chef's eat-in kitchen, serves as a focal point, merging culinary functionality with aesthetic allure. A two-way STUV fireplace adds warmth and sophistication, creating an inviting atmosphere that blends the living and dining spaces. Both rooms offer bi-fold doors that disappear and transcend indoor and outdoor living boundaries and are equipped with disappearing retractable screens to enhance your al fresco entertaining experience.

The residence provides an unparalleled outdoor living experience, boasting numerous inviting spaces for entertainment, relaxation, and year-round appreciation of the surrounding natural beauty. The exquisite outdoor forest room sanctuary features a Dekko Belmont gas fireplace, imparting a warm and intimate ambiance throughout the seasons. Its vaulted ceiling, adorned with marine-grade mahogany wood, adds a touch of sophistication, while the Wizard smart screen system ensures that outdoor enjoyment is seamlessly extended across all seasons.

Ridge House is more than a residence; it embodies refined living, a delicate dance between architecture and nature, nestled in the enchanting embrace of The Blue Mountains' forested charm. This is your sanctuary, where simplicity meets sophistication, and the lines between the dwelling and its surroundings blur into a seamless symphony of contemporary elegance.

Built to Passive House standards, Ridge House stands as a testament to energy conservation and sustainability. Passive House standards are defined as follows:

"Passive homes are houses designed with a focus on minimal energy consumption and great air quality, according to OVO Energy. A passive house will save as much energy as possible. That's why they are often described as ultra-energy-efficient homes. In summer or winter, a certified passive house will consume the least possible energy, which means low energy bills and a small carbon footprint."

Ridge House benefits from the Managed Forest Program. The Managed Forest Tax Incentive Program (MFTIP) is a voluntary program administered by the Ministry of Natural Resources and Forestry that offers a property tax reduction on well-managed forest land in Ontario. It is an incentive to support you in the stewardship of your forest! The property was approved for a 10-year Managed Forest Plan by a Managed Forest Plan Approver in January 2022. This is a key tool in caring for your land and helps ensure good forestry practices and stewardship principles will be followed on your property.

THE LOCATION

The Blue Mountains, in Grey County, southwestern Ontario, is located where the Beaver River flows into Nottawasaga Bay. It is named for the Blue Mountains, and hence, the town's economy is centered on tourism, particularly on the Blue Mountain ski resort and the private Georgian Peaks, Osler, Craigeleith and Alpine Ski Clubs. This perfect location, surrounded by the towns of Collingwood to the east and Thornbury to the west, gives residents the beauty of nature. Homes in the Blue Mountains and the surrounding area are in high demand. It is a very desirable location - 120 minutes north of the GTA, 60 minutes northwest of Barrie.

Whether you seek the serenity of a nature retreat or the convenience of nearby amenities, Ravenna, ON, is perfectly situated a stone's throw from the charming town of Kimberly amidst the world-renowned amenities of the Blue Mountains. Residents can enjoy the best of both worlds, with easy access to the quaint shops, exceptional dining and local charm of Kimberly, and a short drive away from the excitement and outdoor activities that The Blue Mountains offers.

The Blue Mountains have a host of recreational activities for all four seasons. Most notable are winter skiing, snowboarding, snowshoeing and cross-country skiing. In the summer, there is hiking, cycling, swimming, beaches and more. The Village at Blue Mountain has a plethora of boutiques, coffee shops, restaurants, hotels and chalets, and golf courses within walking distance.

THE LIFESTYLE

Living in the Blue Mountains is a little like being on vacation all of the time. Home to many community and tourism-driven events, something is always going on. The community is welcoming and warm, with Blue Mountain Village attracting people from far and wide. The landscape has some of the best vistas, skiing, beaches, water features, trails, and forests, plus hundreds of acres of public parkland in our backyard. Enjoy unobstructed panoramic views, truly a sanctuary in all four seasons.

Internationally recognized as a four-season tourism destination, The Blue Mountains offers a high-quality lifestyle that caters to families looking to build a solid foundation, adventurers looking to go off the beaten path, and for relaxation, seekers to take in and experience the very best that The Blue Mountains has to offer.

KEY HIGHLIGHTS

- Community: Clarksburg, The Blue Mountains
- Square feet: 2,432
- Beds / Baths: 3 beds / 2 baths
- Parking: 2 car garage / 10 laneway
- Lot Size: 25 Acres
- Taxes: \$595.81
- Heating and Cooling: Propane / Forced Air / In-floor Radiant / CAC









THE EXTRAORDINARIES

- 25 Acres of Managed Forest Woods
- Luxury custom home built to Passive Home Standards
- Design by award-winning architect firm Superkul
- Incredible Indoor/Outdoor transitional spaces using bifold doors & screens opening to the forest
- Private Garden

INCLUSIONS

- Fisher-Paykel Range
- Miele Dishwasher
- Sub Zero Fridge
- Sub Zero Freezer
- Whirlpool Washer
- Whirlpool Dryer
- Marvel Beverage Fridge
- All Electrical Light Fixtures
- Bathroom Mirrors
- Remote Controlled Blinds
- Outdoor Fireplace
- Garage Door Openers
- Generac Generator

EXCLUSIONS

- All Artwork

MECHANICAL

- Mitsubishi Zuba - Heat & CAC
- Generac Generator
- Liftmaster Heavy Duty garage door opener
- In-floor heating:
 - Tekmar zone controllers
 - Tekmar switching relay
 - Argosy Buffer tank
- Power conditioner WattBox WB300
- Power supply Lutron
- Low voltage enclosure Lutron
- Repeater Lutron
- UniFi Router
- UniFi Switcher
- DSC Neo Power Series Alarm System
- LumenTruss Transformers
- DuoVac Sensa Vacuum

LOCATION/AMENITIES

- 13 Minutes to The Georgian Bay Club
- 14 Minutes to Thornbury, Ontario
- 14 Minutes to Georgian Peaks Ski Club
- 14 Minutes from Beaver Valley Ski Club
- 19 Minute Drive from Blue Mountain Ski Resort
- 19 Minutes Private Ski Clubs - Craigleith, Alpine

EXTERIOR

- Fraser Wood Siding Neo HD
- Cascadia Metals Roof
- Hardipanel Soffit
- Hardipanel Gables
- Kelly Wearstler Sconce light
- Kuzco Casa Wall lights
- Extreme Linings Concrete
- Garex Quantum Garage door





PROPERTY FEATURES

MAIN FLOOR

Entry:

- Centura Mirage Tile with In-Floor Heating
- Custom 9' Amberwood Front Door
- Custom Coates Creek Millwork

Laundry:

- Whirlpool Washer
- Whirlpool Dryer
- Pull out drying rack
- Marvel under-counter Refrigerator
- Bianco Livin Sink
- Lapitec Bianco Elettra Countertop
- Kick plate vacuum DuoVac
- Custom white oak Millwork

Kitchen:

- Centura Mirage Tile with In-Floor Heating
- Fisher-Paykel Range
- Miele Dishwasher
- Sub Zero Fridge
- Sub Zero Freezer
- Dornbracht Pot filler faucet
- Dornbracht Faucet
- Kraus Bellucci Sink
- HanStone Quartz Storm Countertops
- LumenTruss Cove lighting
- Delta Pot Lights
- Flexalighting Leda
- DuoVac kick plate vacuum

Dining Room:

- Indoor / Outdoor Living Space
- Walk Out to Terrace & Yard
- Exceptional Privacy Overlooking Yard & Forest
- Centura Mirage Tile with In-Floor Heating
- Delta Light Pot Lights
- LumenTruss Cove lighting
- Aaline X2 Pendant white oak table lighting
- Triple-pane Schuco Bi-fold Windows
- Motorized Blinds
- STUV 21-105 Fireplace
- Wizard SmartScreen

Living Room:

- Indoor / Outdoor Living Space
- Walk Out to Terrace & Yard
- Exceptional Privacy Overlooking Yard & Forest
- Centura Mirage Tile with In-Floor Heating
- Triple-pane Schuco Bi-fold Windows
- Motorized Blinds
- STUV 21-105 Fireplace
- Velux Skylights
- Wizard SmartScreen

Family Room:

- Northland White Oak Flooring
- Samsung 77" OLED TV
- Sonos Arc Audio
- Motorized Blinds

Primary Bedroom:

- Tranquil Forest Views
- Northland White Oak Flooring
- Apparatus Cylinder swing arm Lighting
- Belfiore wool felt Headboard
- Custom Built-in Closets in Dressing Area
- Motorized blackout & sunshade blinds

Primary 5-Piece Ensuite:

- Private Garden views from Bath & Shower
- Walk Out to the Private Garden
- Centura Mirage Tile with In-Floor Heating
- Custom Corian Thermoform Sinks
- Custom White Oak Mirrors
- M PRO Crosswater Faucets
- M PRO Crosswater Controls
- Atlantis Cocoon Bathtub
- M PRO Crosswater Tub Filler
- Deco tile TL2
- Toto Washlet Toilet
- LumenTruss Cove Lighting

Second Bedroom:

- Custom white oak Built-In Bed Frame
- Custom Millwork
- Northland White Oak Flooring
- Pendant lights Circa Mina
- Reading lights Chelsom Dock
- Tilt & turn window

Third Bedroom:

- Custom white oak Built-In Bed Frame
- Custom Millwork
- Northland White Oak Flooring
- Pendant lights Circa Mina
- Reading lights Chelsom Dock
- Tilt & turn windows

Bathroom:

- Centura Mirage Tile In-Floor Heating
- Kohler Camber Under-Mount Sink
- Caesarstone Blizzard Countertop
- Toto Washlet Toilet
- Kyushu Ceramic Tiles
- M PRO Crosswater Showerhead
- M PRO Crosswater Hand shower
- M PRO Crosswater Faucet
- M PRO Crosswater Controls

WFH/Exercise Room:

- Heated Walkway from Main House
- Separate Entrance Through Garage
- Mitsubishi split-system Heat & AC
- Samsung 60" OLED TV
- Heated polished concrete flooring

LOWER LEVEL

- Finished crawl space
- Mechanical
- Storage











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