

THE MOUNTAIN HOUSE – 129 Maple Lane

Ultra-Efficient Scandinavian Mountain Estate | The Blue Mountains

PROPERTY OVERVIEW

- 4+1 Bedrooms | 5 Bathrooms (4 Ensuites)
- Approximately 4,400 sq ft of living space
- 4.5-acre private lot
- 300m to Bruce Trail & Craigeleith/Blue Mountain lifts
- Sleeps 14 comfortably
- Insulated garage (approx. 750 sqft finished space, completion pending)

ARCHITECTURE & STRUCTURE

- Entire structure built from Cross-Laminated Timber (CLT)
- Passive House-inspired east-west orientation
- Precision soffit alignment with siding (architectural detailing)
- Full 360° high-performance exterior insulation wrap (8–12" EPS)
- Solitex AdHero German air & water barrier membrane
- Standing seam metal roof (75-year lifespan)
- Custom Black Onyx siding with colour-matched glazing (60-year no-fade guarantee)

ENERGY & PERFORMANCE

- First Sunflare Powerfit20 solar installation in Canada
- 13KW solar array | 10KW inverter
- Ontario Net Metering enrolled
- 500-amp commercial-grade electrical system
- Tesla Powerwall backup system
- Fully electric – no fossil fuels
- Targeting Net Zero performance

HEATING, COOLING & AIR QUALITY

- Swedish Legalett radiant heated slab (3 zones)
- Mitsubishi Zuba cold-climate heat pumps (-25°C rated)
- Ceiling-mounted cassette units in each room
- Zehnder Q450 & Q200 German ERVs (sealed duct fresh-air system)
- No traditional dust-recirculating forced air system

INTERIOR DESIGN & FINISHES

- Scandinavian/Nordic minimalist aesthetic
- Sunken 'conversation pit' living room
- AGT German ultra-matte cabinetry (scratch-resistant, custom doors)
- Italian porcelain kitchen, bathrooms, and countertops
- Hand-glazed Italian tile feature wall
- Stûv Belgian wood-burning fireplace
- Two 3-panel slider doors by Chateau Windows & Doors (imported from Europe)
- All plumbing fixtures imported from Europe
- 600 lb solidified stone freestanding tub
- Heated stone in shower
- \$10,000 Palmas designer light fixture over kitchen island
- European soft-close concealed hardware

OUTDOOR LIVING & MATERIALS

- Monaco fiberglass pool (16' x 40') with swim-up seating
- Automated pool cover
- App-controlled multi-colour LED pool lighting
- 2,500 sq ft Thermory thermally modified decking (30+ year lifespan)
- Natural silvering wood aesthetic over time
- Automated irrigation system
- Bullfrog M7 premium hot tub
- Protected pine and hardwood tree line for privacy

SILENT SYSTEMS & AUTOMATION

- Ultra-quiet roll-up garage door system (imported from Australia)
- DC motor with soft start/stop (minimal vibration and noise)
- Interior-integrated garage experience
- Radiant slab heating (no forced air noise)
- Zehnder sealed air system (quiet, clean air circulation)

LOCATION & LIFESTYLE

- Steps to Bruce Trail and nearby waterfall
- Minutes to alpine and Nordic skiing
- Direct snowmobile access to main trail system (ride from property)
- Access to snowshoeing and fat biking trails
- Direct access to road, mountain, and gravel cycling routes
- Four-season recreation directly from the property