



Price: \$320,000	MLS® #: 20080808
Status: Active	PID #:
	Roll #: 4242000003186180000
Legal Descr.: GCP 24 UNIT 6 LEVEL 2	
Address: 107 ANN HEGGTVEIT DR # 206	
City: TOWN OF THE BLUE MOUNTAINS, L9Y 3Z2	
Side of Road: South	
PKA / Body of Water: CACHET CROSSING	
Elem Schl: THORNBURY	
Sec. School: MEAFORD	
Lot Size: CONDO	District: TB
Water Frontage: 	Sub-Dist: BM
SQ.FT. above: 1,399	Zoning: RES R6
Total Finished SqFt: 1399	Occupancy: Vacant
List.Date: 23-FEB-2008	Possession: TBD
	Exp.Date: 31-JUL-2008

Directions Hwy 26 west from Collingwood to Grey Rd 19 (Blue Mountain Rd) to Jozo Weider Blvd to Ann Heggveit Dr to complex on left
Show.Instr.

Type: Condominiums	Heating: Electric, Wood, Baseboard, Forced Air	Exterior: Wood, Stucco
Style: Contemporary	Garage Type: None	Driveway: Paved, Mutual
Title to Land: Freehold/Condominium Act	Water: Municipal	Found/Basement: Concrete, None
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Deck/Patio, Central Air, Central Vacuum, Whirlpool Tub, Fireplace(s)/Woodstove, Ensuite
Land Features: View	Services: Electricity, Telephone, Cable, Natural gas, Garbage	Roof: Asphalt Shingle
WF Features: 	Rental Equipm.: Water Heater	Flooring: Carpet, Ceramic/Marble

Easement/Restrict.: **Sub.Div. Covenants**

Inclusions dishwasher,fridge,stove,microwave,washer,dryer,central vac>window coverings,furniture
Exclusions TV,telephone,internet remain with rental program
Remarks On rental program.All showings thru LBO at discretion of Rental Ownership office. TV,phones & internet remain w/rental program.2007 net revenue \$15,000. Highly desired location on the slopes in heart of Blue Mountain Resorts & within mins walking to all amenities such as shopping,dining,etc of Intrawest Village at Blue Mtn.This turnkey property allows you to begin partaking in all area activities such as skiing,golf,hiking & biking immediately.This property is waiting for your personal use yr round or continuing as rental property to generate income for you.Nice appointed,fully furnished & equipped 3 bdrm,2 bathrm,f/iplace & balcony.

Bedrooms: 3	Sign: No	UFFI: NO	Add.Mo/Yr Fee: YES
Bathrooms: 2\1	Lockbox: No	SPIS: Yes	Garage: No Property Manager: BALL & MONTGOMERY
Rental Income: YES	Road: Public	Survey: No	Waterfront: No
Yr.Built: 1988			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIV/DIN COMBINATION	19 X 20'	MAIN FLOOR	FOYER	6 X 6'
MAIN FLOOR	KITCHEN	8 X 11'	2ND FLOOR	LAUNDRY	4 X 4'
2ND FLOOR	BEDROOM	8 X 11'	2ND FLOOR	BATH (# pieces 1-6)	3 PC
2ND FLOOR	BEDROOM	9 X 11'	3RD FLOOR	ENSUITE (2 to 6 pcs)	4 PC
3RD FLOOR	MASTER BEDROOM	12 X 17'			

Assessment: **\$** Taxes: **\$3343 (2007)**

Condo Fee: **538** Mobile/Leased Land F:

Seller Name: **MICHELLE JOSEPH** Home Tel.: Bus.Tel.:

Listing Office: **CENTURY 21 Offord Realty Ltd., Brokerage (Collingwood) 705 445-5640** Listing Agent: **DREW DOUGLAS 705-441.5152 drew.douglas@sympatico.ca**

SP: **2.5%+gst**

All data is subject to Errors, Omissions or revisions and is not warranted.