



Price: \$469,000	MLS® #: 20080621
Status: Active	PID #: 4210480001012030000
Legal Descr.: PLAN 1043, LOT 3 & 1/6 INT IN BLK 10 & RP16R7693 PART 1 Address: 131 HURLBURT CRT City: MUNICIPALITY OF MEAFORD, N0H 2P0 Side of Road: West	
Elem Schl: MEAFORD Sec. School: MEAFORD	
Lot Size: 100 X 217' Water Frontage: SQ.FT. above: 1,500 Total Finished SqFt: 1750	District: MM Sub-Dist: SV Zoning: ESTATE RES Occupancy: Vacant
List.Date: 12-FEB-2008	Possession: IMMEDIATE Exp.Date: 31-JUL-2008

Directions Hwy 26 west from Thornbury to Blue Mountain/Meaford Town Line.South on town line to Hurlburt to sign
Show.Instr.

Type: Single Family	Heating: Oil, Forced Air, Radiant	Exterior: Wood
Style: Bungalow - Raised	Garage Type: Attached, Single, Inside Entry	Driveway: Gravel
Title to Land: Freehold	Water: Well	Found/Basement: Concrete, Full, Partially Finished
Property Size: 0.5 -0.99 Acres	Sewer: Septic	Features: Deck/Patio, Central Air, Air Exchanger, Ensuite, Main Floor Laundry, In-law Capability, Gas Fireplace, Main Floor Master
Land Features: Partially Cleared, Level, Wooded/Treed, View	Services: Electricity, Telephone, Cable, Garbage	Roof: Asphalt Shingle
WF Features:	Rental Equipm.: Water Heater	Flooring: Carpet, Wood, Ceramic/Marble

Easement/Restrict.:

Inclusions water softener
Exclusions
Remarks Survey is land survey only.Roughed in bathrm in basement.Without doubt,one of most magnificent views(from many vantage points)in all of Grg Tri./Blue Mtn regions will leave you breathless,as you span unobstructed, from Christian Isl. south thru Beaver Valley,within mins of quaint village of Thornbury. Remodelled & updated,bright 5 bdrm,2 bath w/ceramic flrs(3rd roughed in),1700 sqft.open concept main flr living bungalow w/wrap around deck(w/access from 2 bdrms,incl.mstr & living area)provides great escape w/proximity to all area amenities & activies incl:Grgn Bay Club & Raven at Lora Bay golf courses; Georgian Peaks,Beaver Valley,Talisman & Craigeleith ski clubs;the restaurants, shopping,taverns/pubs & personal services such as banking,post office,grocery & LCBO.Hrdwd & carpet thruout main flr & bsmt bdrms,w/granite countertops in kitchen.Make your app't to come & see truly unbelievable view today.

Bedrooms: 5	Sign: Yes	UFFI: NO	Add.Mo/Yr Fee: NO
Bathrooms: 2\	Lockbox: Yes	SPIS: Yes	Garage: Yes Property Manager:
Rental Income: POTENTIAL	Road: Public	Survey: Yes	Waterfront: No
Yr.Built: 1998			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIV/DIN COMBINATION	19 X 20'	MAIN FLOOR	MASTER BEDROOM	11 X 15'
MAIN FLOOR	KITCHEN	10 X 12'	MAIN FLOOR	FOYER	5 X 14'
MAIN FLOOR	DINING NOOK	7 X 10'	MAIN FLOOR	LAUNDRY	4 X 6'
MAIN FLOOR	BEDROOM	8 X 12'	BASEMENT	BEDROOM	10 X 13'
MAIN FLOOR	BEDROOM	11 X 11'	MAIN FLOOR	ENSUITE (2 to 6 pcs)	4 PC
BASEMENT	BEDROOM	9 X 11'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC

Assessment: \$ Taxes: **\$2400 (2008)**

Condo Fee: Mobile/Leased Land F:

Seller Name: **ROBYN & DENNIS MAURICE** 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.