



Price: \$229,000	MLS® #: 20081633
Status: Active	PID #: 4242000003186110000
Legal Descr.: GCP 24, UNIT 4, LEVEL 1 Address: 107 ANN HEGGTVEIT DR # 104 City: TOWN OF THE BLUE MOUNTAINS, N0H 1J0 Side of Road: South PKA / Body of Water: CACHET CROSSING	
Elem Schl: COLLINGWOOD Sec. School: COLLINGWOOD	
Lot Size: CONDO Water Frontage: SQ.FT. above: 950 Total Finished SqFt: 950	District: TB Sub-Dist: TBE Zoning: RES Occupancy: Owner/Tenant
List.Date: 15-APR-2008	Possession: TBA Exp.Date: 30-NOV-2008

Directions Mountain Rd to Jozo Weider to Ann Heggveit
Show.Instr.

Type: Condominiums	HVAC: Electric, Baseboard	Exterior: Wood
Style: (Other) Remarks	Garage Type: None	Driveway: Paved
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, Main Floor Laundry, Furnished, Main Floor Master
Land Features: Landscaped, View	Services: Electricity, Telephone, Cable, Bus Service, Natural gas	Roof: Asphalt Shingle
WF Features:	Rental Equipm.: Water Heater	Flooring: Carpet, Ceramic/Marble

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

Inclusions dishwasher,fridge,stove,central vac>window coverings
Exclusions personal wall pictures
Remarks Just move into this condo & watch the skiers from the patio or enjoy the amenities of the village within a minute walk. Lovely one bedroom,on bath unit with laundry facilities.Large open kitchen/living/dining room with cozy wood burning fireplace and separate wet bar.Unit comes furnished.Easy to show. Visit the virtual tour.Purchaser to pay 1% of purchase price to Village Assoc. and all Association annual fees.
Price Changes MAY-16-2008 , Old Price: \$239,000 New Price: \$229,000

Bedrooms: 1	Sign: No	UFFI: NO	Add.Mo/Yr Fee: NO
Bathrooms: 1 \	Lockbox: Yes	SPIS: Yes	Garage: No Property Manager: BALL & MONTGOMERY
Rental Income: YES	Road: Private	Survey: No	Waterfront: No
Yr.Built: 0			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIV/DIN COMBINATION	19.4 X 20`	MAIN FLOOR	LAUNDRY	
MAIN FLOOR	KITCHEN	12.6 X 8`	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	MASTER BEDROOM	10.6 X 13.6`			

Assessment: **\$** Taxes: **\$2373 (2007)**

Condo Fee: **280** Mobile/Leased Land F:

Seller Name: JOSEPH MITTELMAN	Home Tel.:	Bus.Tel.:
Seller Name: ANITA NAGLIE	Home Tel.:	Bus.Tel.:

Listing Office: **CENTURY 21 Offord Realty Ltd., Brokerage (Thornbury) 519 599-3300** Listing Agent: **SUSAN BOADWAY - sue.marilyn@propertiesofbluemountain.com**
 Listing Agent: **MARILYN DOUGLAS - sue.marilyn@propertiesofbluemountain.com**

SP: **2.5% + GST**

All data is subject to Errors, Omissions or revisions and is not warranted. (27-SEP-2008 15:33 EDT)