



Price: **\$998,000**  
 Status: **Active**  
 MLS® #: **20080442**  
 PID #:   
 Roll #: **42510000822401000**

Legal Descr.: **LOT 106 PLAN 16M-2**  
 Address: **136 RANKINS CRES**  
 City: **TOWN OF THE BLUE MOUNTAINS, NOH 2P0**  
 Side of Road: **South**  
 PKA / Body of Water: **LORA BAY**

Elem Schl: **THORNBURY**  
 Sec. School: **MEAFORD**

Lot Size: **72 X 130'**  
 Water Frontage:   
 SQ.FT. above: **2,900**  
 Total Finished SqFt: **3100**  
 District: **TB**  
 Sub-Dist: **TB**  
 Zoning: **RES**  
 Occupancy: **Owner**

List.Date: **30-JAN-2008**  
 Possession: **TBA**  
 Exp.Date: **30-MAY-2008**

**Directions** Hwy 26 to Lora Bay Drive  
**Show.Instr.**

Type: <b>Single Family</b>	HVAC: <b>Natural Gas, Forced Air</b>	Exterior: <b>Wood, Stone</b>
Style: <b>1.5 Storey</b>	Garage Type: <b>Attached, Double, Heated</b>	Driveway: <b>Interlocking, Double</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Found/Basement: <b>Concrete, Full, Partially Finished</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Parkland/Golf Course, Deck/Patio, Central Air, Central Vacuum, Air Exchanger, Whirlpool Tub, Ensuite, Main Floor Laundry, Gas Fireplace</b>
Land Features: <b>Landscaped, Level</b>	Services: <b>Electricity, Telephone, Cable, Natural gas, Garbage</b>	Roof: <b>Asphalt Shingle</b>
WF Features:	Rental Equipm.: <b>Water Heater, Water Softener</b>	Flooring: <b>Carpet, Wood, Ceramic/Marble</b>

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

**Inclusions** dishwasher,fridge,stove,microwave,washer,dryer,central vac>window coverings,water softener,water purifier,garage door opener(x2)  
**Exclusions** LF draperies,master draperies & rods,2 TV's,green bdrm draperies & rod,LF blinds  
**Remarks** www.propertiesofbluemountain.com Exceptional builders own home in Lora Bay backing on the 11th fairway.When you walk in--you will be blown away by the quality & style of construction. Fabulous great rm w/stone f/place,beamed cathedral ceiling,soaring windows & lovely Spanish hickory flrs.Gourmet kit w/granite 8'x5'9 island seats 6 comfortably.Glass backsplash,cherry cabinetry w/blt-in range hood,pot filler tap at stove,blt-in espresso maker,Franke sink & walk-in pantry.Mn flr mstr w/lrg ensuite,Bainultra air tub,lrg glass shower & beautiful marble counters & make-up table.2 guest rms on upper lvl w/loft area for office.So many upgrades & special features in this special property!!(Taxes not set)  
**Price Changes** APR-17-2008 , Old Price: \$1,099,000 New Price: \$998,000

Bedrooms: <b>3</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Add.Mo/Yr Fee: <b>YES</b>
Bathrooms: <b>2 1/1</b>	Lockbox: <b>Yes</b>	SPIS: <b>Yes</b>	Garage: <b>Yes</b> Property Manager:
Rental Income: <b>NO</b>	Road: <b>Public</b>	Survey: <b>No</b>	Waterfront: <b>No</b>
Yr.Built: <b>2007</b>			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	30 X 20'	LOWER LEVEL	STORAGE	10 X 20' (+LANDING)
MAIN FLOOR	KITCHEN	20 X 15.6'	MAIN FLOOR	LAUNDRY	9 X 12'
MAIN FLOOR	DINING ROOM	13.6 X 12'	MAIN FLOOR	OTHER	13 X 14' (MSTR BATH)
2ND FLOOR	BEDROOM	14 X 11.8'	2ND FLOOR	OTHER	10 X 10' (LOFT)
2ND FLOOR	BEDROOM	16 X 11'	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	MASTER BEDROOM	30 X 14'	MAIN FLOOR	ENSUITE (2 to 6 pcs)	4 PC
MAIN FLOOR	FOYER	8 X 10'	2ND FLOOR	BATH (# pieces 1-6)	3 PC

Assessment: **\$** Taxes: **\$0 (2008)**

Condo Fee:  Mobile/Leased Land F:

Seller Name: **NICOLE LAROCHE-GARROW** 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.