



Price: \$649,000	MLS® #: 20081813
Status: Active	PID #:
	Roll #: 4242000011084140000
Legal Descr.: PLAN 1061 LOT 14 & 1/15 INT IN BLK 16 & 17	
Address: 120 FIELDCREST CRT	
City: TOWN OF THE BLUE MOUNTAINS, N0H 1J0	
Side of Road: South	
PKA / Body of Water: THE LANDINGS	
Elem Schl: MEAFORD	
Sec. School: THORNBURY	
Lot Size: 93 X 216` IRREG	District: TB
Water Frontage: 	Sub-Dist: TC
SQ.FT. above: 2,400	Zoning: RES
Total Finished SqFt: 2400	Occupancy: Owner
List.Date: 24-APR-2008	Possession: TBA
	Exp.Date: 30-AUG-2008

Directions Hwy 26 West from Collingwood to Lakeshore Rd to Fieldcrest Ct
Show.Instr.

Type: Single Family	HVAC: Natural Gas	Exterior: Wood
Style: 1.5 Storey	Garage Type: Attached, Double	Driveway: Paved
Title to Land: Freehold	Water: Municipal	Found/Basement: Concrete, Full, Unfinished
Property Size: Under 0.5 Acres	Sewer: Septic	Features: Deck/Patio, Fireplace(s)/Woodstove, Ensuite, Main Floor Master
Land Features: Landscaped, Level, Wooded/Treed	Services: Electricity, Telephone, Cable, Natural gas, Garbage	Roof: Shakes
WF Features: Deeded Water Access	Rental Equipm.: Water Heater	Flooring: Carpet, Wood

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

Inclusions piano in loft,dishwasher,fridge,stove,washer,dryer>window coverings,hot tub
Exclusions
Remarks ``The Landings`` a unique waterfront subdivision on the edge of Thornbury. Excellent retirement style home w/lrg open concept living area w/beautiful wood burning f/place,din rm & kit w/cathedral ceiling.Mn flr mstr w/ensuite, indoor hot tub rm w/access to back deck,mn flr laundry & 2 pc powder rm on mn lvl.Guest quarters in upper lvl w/2 bdrms & bath & enjoy the artists nook in loft area w/view to the Bay.Deeded access to waterfront across the street. Keep your canoe or kayak on the beach for those lazy summer days.Property is close to Georgian Trail for walking or riding your bike into town as well as Georgian Bay Golf Club or Lora Bay Golf Club & all ski hills.Copy of subdivision agreement in listing file.Visit virtual tour at www.propertiesofbluemountain.com

Price Changes

Bedrooms: 3	Sign: Yes	UFFI: NO	Add.Mo/Yr Fee: NO
Bathrooms: 2 \ 1	Lockbox: Yes	SPIS: Yes	Garage: Yes Property Manager:
Rental Income: POTENTIAL	Road: Public	Survey: No	Waterfront: No
Yr.Built: 1990			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIV/DIN COMBINATION	15.10 X 28`	MAIN FLOOR	LAUNDRY	9.6 X 9.3`
MAIN FLOOR	KITCHEN	10.6 X 15.10`	MAIN FLOOR	OTHER	11 X 7.9` (HOT TUB)
MAIN FLOOR	DINING NOOK	11 X 6.6`	2ND FLOOR	OTHER	15.5 X 20.9` (LOFT)
2ND FLOOR	BEDROOM	18 X 12`	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	15.6 X 16`	2ND FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	MASTER BEDROOM	19 X 11`			

Assessment: **\$** Taxes: **\$4590 (2007)**

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

Seller Name: **JOHN & SHIRLEY FARMER** 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.