



Price: \$449,000	MLS® #: 20093944
Status: Active	PID #:
	Roll #: 4242000018003010000
Legal Descr.: PT LOT 3 W/S RP16R3995 PART 1	
Address: 47 DUNCAN ST W	
City: THE BLUE MOUNTAINS, N0H 2P0	
Side of Road: South	
Elem Schl: BEAVER VALLEY	
Sec. School: GBSS	
Lot Size: 200 X 200'	District: TB
Water Frontage: 	Sub-Dist: TC
SQ.FT. above: 2,200	Zoning: RES
Total Finished SqFt: 4000	Occupancy: Owner
List.Date: 19-AUG-2009	Possession: TBA
	Exp.Date: 31-AUG-2010

Directions Bruce St South to Russell right to Duncan
Show.Instr.

Type: Single Family	HVAC: Natural Gas, Forced Air, Air Conditioning	Exterior: Brick, Stone
Style: Bungalow - Ranch	Garage Type: Attached, Double, Inside Entry	Driveway: Paved, Double, Circular
Title to Land: Freehold	Water: Municipal	Found/Basement: Concrete, Fully Finished
Property Size: 0.5 -0.99 Acres	Sewer: Municipal	Features: Deck/Patio, Inlaw Suite, Central Air, Central Vacuum, Alarm System, In-Ground Pool, Gas Fireplace, Main Floor Master
Land Features: Landscaped, Level, Greenbelt, Wooded/Treed	Services: Electricity, Telephone, Cable, Natural gas, Garbage, High Speed Internet	Roof: Asphalt Shingle
WF Features: 	Rental Equipm.: None	Flooring: Carpet, Cushion/Tile/Lino

Easement/Restrict.:

Inclusions dishwasher,fridge,stove,garbage disposal,washer,dryer,central vac>window coverings,pool equip` t,satellite dish,garage door opener,awning

Exclusions

Remarks This home is unquestionably one of the special homes in Thornbury w/wonderful curb appeal & an exceptional lot w/18x36 inground pool w/great patio areas for entertaining & lovely landscaping backing onto open space.A home to be proud of,this ranch bungalow offers approx 2200 sq ft on main flr + full fin lower level,nanny suite w/1 bdrm,full bath & lrg kitchen are + oversized liv rm. Main flr flw beautifully from the lrg side entry into the upgraded kitchen w/island & dining area w/walk out to patio & pool - patio area has awning for sunny days.There is a lrg liv rm & din rm w/gas f/place & picture window to front yard.To complete main level there are 3 bdrms & 2 baths.Also finished in lower level w/direct access from main level are 2 fin rooms ideal for office/dens or overflow sleeping for guest.Nanny suite has sep stairway entrance for privacy. OWNER MUST RENT - GOOD DEAL FOR RIGH TENANT - JUST MAKE AN OFFER.

Price Changes
 NOV-17-2009 , Old Price: \$499,000 New Price: \$474,900
 JAN-18-2010 , Old Price: \$474,900 New Price: \$464,900
 JUN-10-2010 , Old Price: \$464,900 New Price: \$449,000

Bedrooms: 3+1	Sign: Yes	UFFI: NO	Add.Mo/Yr Fee: NO
Bathrooms: 3 \	Lockbox: Yes	SPIS: Yes	Garage: Yes Property Manager:
Rental Income: YES	Road: Public	Survey: No	Waterfront: No
Yr.Built: 0			

Floor	Room	Size	Floor	Room	Size
BASEMENT	FAMILY ROOM	36 X 14'	BASEMENT	BEDROOM	16.5 X 10.2'
MAIN FLOOR	LIVING ROOM	27.6 X 16.11'	MAIN FLOOR	MASTER BEDROOM	14.4 X 14.3'
MAIN FLOOR	KITCHEN	18 X 14.8'	BASEMENT	REC ROOM	24.7 X 14'
MAIN FLOOR	DINING ROOM	13 X 12'	BASEMENT	OTHER	11.6 X 12.9' (DEN)
BASEMENT	DEN/OFFICE	16.5 X 11.8'	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	BEDROOM	11 X 11'	MAIN FLOOR	ENSUITE (2 to 6 pcs)	5 PC
MAIN FLOOR	BEDROOM	11 X 11'	BASEMENT	BATH (# pieces 1-6)	3 PC

Assessment: **\$** Taxes: **\$4127 (2009)**

Condo Fee: Condo Corp Year End: Mobile/Leased Land F:

Seller Name: ROBERT & LORRAINE ZUZEK	Home Tel.:	Bus.Tel.:
Listing Office: CENTURY 21 Offord Realty Ltd., Brokerage (Thornbury) 519 599-3300 (FAX: 519 599-2368)	Listing Agent: MARILYN DOUGLAS - sue.marilyn@propertiesofbluemountain.com	Listing Agent: SUSAN M. BOADWAY - sue.marilyn@propertiesofbluemountain.com
SP:	2.5%+gst	
All data is subject to Errors, Omissions or revisions and is not warranted. (30-JUN-2010 14:30 EDT)		