



Price: \$499,900	MLS® #: 20094523
Status: Active	PID #:
	Roll #: 4242000011012230000
Legal Descr.: LOT 23, PLAN 1079 + 1/28TH INT BLKS 39,40	
Address: 149 INDIAN CI	
City: THE BLUE MOUNTAINS, N0H 1J0	
Side of Road: North	
PKA / Body of Water: GEORGIAN VIEW ESTATES	
Elem Schl: THORNBURY	
Sec. School: MEAFORD	
Lot Size: 129 X 206' IRR	District: TB
Water Frontage:	Sub-Dist: GP
SQ.FT. above: 1,554	Zoning: RES
Total Finished SqFt: 2842	Occupancy: Owner
List.Date: 17-SEP-2009	Possession: TBA
	Exp.Date: 15-JAN-2010

Directions Hwy 26 to Grey Rd 40 south to Indian Circle right to sign
Show.Instr.

Type: Single Family	HVAC: Natural Gas, Forced Air, Air Conditioning	Exterior: Wood
Style: Bungalow - Raised	Garage Type: Attached, Double, Inside Entry	Driveway: Gravel, Double
Title to Land: Freehold	Water: Municipal	Found/Basement: Concrete, Full, Fully Finished
Property Size: Under 0.5 Acres	Sewer: Septic	Features: Deck/Patio, Central Air, Air Exchanger, Main Floor Laundry, Gas Fireplace, Main Floor Master
Land Features: Landscaped, Level, Wooded/Treed	Services: Electricity, Telephone, Cable, Natural gas, Garbage	Roof: Asphalt Shingle
WF Features:	Rental Equipm.: Water Heater	Flooring: Carpet, Cushion/Tile/Lino

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

Inclusions Dishwasher,fridge,stove,washer,dryer>window coverings,garage door opener,pond equip,alarm system
Exclusions Wall mount cabinet in dining area (wall to be repaired)
Remarks Fantastic private & beautifully landscaped lot w/pond is the backdrop for this lovely 3 bdrm bungalow w/full fin lower level.You will enjoy entertaining in the open concept living area w/vaulted ceiling & island kitchen,gas f/place, wonder ful windows & walkout to large deck.There is a sep entry to good-sized mud rm w/laundry & dbl garage access.Main flr master w/walkout to deck,ensuite & walk-in closet.Lower level finished w/billiard rm,family rm w/gas stove, den/office,bdrm & bath - ideal for extended family & guests offering them private space.This is a high demand area close to the Georgian Trail for biking, short walk to swimming in summer & ski hills in winter - walk from your door to snowshoe.Steps to Georgian Bay Club Golf Course. Presently on septic but sewers are in process of being installed at owner's expense.

Price Changes

Bedrooms: 2+1	Sign: Yes	UFFI: NO	Add.Mo/Yr Fee: YES
Bathrooms: 3 \	Lockbox: Yes	SPIS: Yes	Garage: Yes Property Manager:
Rental Income:	Road: Public	Survey: No	Waterfront: No
Yr.Built: 1999			

Floor	Room	Size	Floor	Room	Size
BASEMENT	FAMILY ROOM	24'3 X 12'8	LOWER LEVEL	STORAGE	14 X 12'
MAIN FLOOR	LIVING ROOM	15 X 28'8	MAIN FLOOR	LAUNDRY	7.6 X 5.3'
MAIN FLOOR	KITCHEN	12.5 X 11'		OTHER	12 X 14' (BILLIARD)
LOWER LEVEL	DEN/OFFICE	12.9 X 12.9'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	BEDROOM	12 X 12'	MAIN FLOOR	ENSUITE (2 to 6 pcs)	4 PC
LOWER LEVEL	BEDROOM	15.10 X 13'	LOWER LEVEL	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	MASTER BEDROOM	16 X 12.7'			

Assessment: **\$** Taxes: **\$3886 (2009)**

Condo Fee: Mobile/Leased Land F:

Seller Name: **KENNETH & SHEILA HOAR** 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 BOADWAY - sue.marilyn@propertiesofbluemountain.com**

SP: **2.5% + GST**

All data is subject to Errors, Omissions or revisions and is not warranted. (19-SEP-2009 14:46 EDT)