



|   |                                    |
|---|------------------------------------|
| Price: <b>\$369,000</b>                       | MLS® #: <b>20100429</b>            |
| Status: <b>Active</b>                         | PID #: <b></b>                     |
|   | Roll #: <b>4210480001007660000</b> |
| Legal Descr.: <b>PLAN 1080 LOT 8</b>          |                                    |
| Address: <b>111 RIDGECREST LANE</b>           |                                    |
| City: <b>MUNICIPALITY OF MEAFORD, N0M 2P0</b> |                                    |
| Side of Road: <b>North</b>                    |                                    |
| PKA / Body of Water: <b>RIDGECREST</b>        |                                    |
| Elem Schl: <b>MEAFORD -SVE</b>                |                                    |
| Sec. School: <b>MEAFORD - GBSS</b>            |                                    |
| Lot Size: <b>174.64 X 538'</b>                | District: <b>MM</b>                |
| Water Frontage: <b></b>                       | Sub-Dist: <b>SV</b>                |
| SQ.FT. above: <b>3,600</b>                    | Zoning: <b>RES</b>                 |
| Total Finished SqFt: <b>3600</b>              | Occupancy: <b>Tenant</b>           |
| List.Date: <b>23-JAN-2010</b>                 | Possession: <b>TBA</b>             |
|   | Exp.Date: <b>30-APR-2010</b>       |

**Directions** Hwy 26 to Thornbury south on Victoria, 1st rt to Beaver St to stop sign & then left on Frog's Hollow to Ridgcrest  
**Show.Instr.**

|   |  |   |
|---|--|---|
| Type: <b>Single Family</b>                            | HVAC: <b>Geothermal, Air Conditioning, (Other)</b> | Exterior: <b>Alum/Vinyl</b>                       |
| Style: <b>2.5 Storey</b>                              | Remarks: <b></b>                                   | Driveway: <b>Gravel, Single, Private</b>          |
| Title to Land: <b>Freehold</b>                        | Garage Type: <b>Attached, Double</b>               | Found/Basement: <b>Concrete, Full, Unfinished</b> |
| Property Size: <b>1.0 -2.99 Acres</b>                 | Water: <b>Well</b>                                 | Features: <b>Deck/Patio, Central Air</b>          |
| Land Features: <b>Partial Landscaped, Level, View</b> | Sewer: <b>Septic</b>                               | Roof: <b>Asphalt Shingle</b>                      |
| WF Features: <b></b>                                  | Services: <b>Electricity, Telephone</b>            | Flooring: <b>Carpet, Cushion/Tile/Lino</b>        |
|   | Rental Equipm.: <b>None</b>                        |   |

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

**Inclusions** dishwasher,fridge,stove,washer,dryer  
**Exclusions**  
**Remarks** Check out the view of the valley & Georgian Bay from this `` house on the hill `` above Thornbury & mins to skiing,boating & hiking.Ideal weekend or family home w/lots of bdrms & space for extended family & kids to play. There is over 3600 sq ft + full unfin bsmt & dbl garage. There are 3 lrg bdrms on 2nd flr w/laundry & bath. (2nd bath could easily be added.) 3rd flr has unbelievable views to Georgian Bay & the Escarpment & offers 2 oversized bdrms + den area. Main flr has a good sized kitchen w/eating area open to living area w/views + sep din rm & den or office rm.This is an ideal home for friends & family to enjoy country living while being mins to town & all amenities.  
**Price Changes**

|                           |                     |                   |                                      |
|---------------------------|---------------------|-------------------|--------------------------------------|
| Bedrooms: <b>6</b>        | Sign: <b>Yes</b>    | UFFI: <b>NO</b>   | Add.Mo/Yr Fee: <b>NO</b>             |
| Bathrooms: <b>1 1 1</b>   | Lockbox: <b>Yes</b> | SPIS: <b>Yes</b>  | Garage: <b>Yes</b> Property Manager: |
| Rental Income: <b>YES</b> | Road: <b>Public</b> | Survey: <b>No</b> | Waterfront: <b>No</b>                |
| Yr.Built: <b>2000</b>     |                     |                   |                                      |

| Floor      | Room        | Size         | Floor     | Room           | Size         |
|------------|-------------|--------------|-----------|----------------|--------------|
| MAIN FLOOR | FAMILY ROOM | 12 X 14.6'   | 2ND FLOOR | BEDROOM        | 11.6 X 14.8' |
| MAIN FLOOR | LIVING ROOM | 13 X 14'     | 2ND FLOOR | BEDROOM        | 11.6 X 14.8' |
| MAIN FLOOR | KITCHEN     | 10 X 12'     | 2ND FLOOR | MASTER BEDROOM | 11 X 30'     |
| MAIN FLOOR | DINING NOOK | 10.8 X 14'   | 2ND FLOOR | LAUNDRY        | 4 X 4'       |
| MAIN FLOOR | DINING ROOM | 14.6 X 16.6' | 3RD FLOOR | BEDROOM        | 10 X 20.4'   |
| 2ND FLOOR  | DEN/OFFICE  | 7 X 12'      | 3RD FLOOR | BEDROOM        | 21 X 23.9'   |
| 2ND FLOOR  | BEDROOM     | 11 X 12'     | 2ND FLOOR | DEN/OFFICE     | 11 X 11'     |

Assessment: **\$** Taxes: **\$6300 (2009)**

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

Seller Name: **KEVIN & DAVE MCGUIRE** 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](mailto:sue.marilyn@propertiesofbluemountain.com)**  
 Listing Agent: **SUSAN BOADWAY - [sue.marilyn@propertiesofbluemountain.com](mailto:sue.marilyn@propertiesofbluemountain.com)**

SP: **2.5%+gst**

All data is subject to Errors, Omissions or revisions and is not warranted. (28-JAN-2010 11:58 EST)