



Price: \$129,000	MLS® #: 20100843
Status: Active	PID #:
	Roll #: 424200006014140000
Legal Descr.: GCP 37, UNIT 7, LEVEL 2	
Address: 796468 19 GREY RD # 115	
City: THE BLUE MOUNTAINS, L9Y 3Z2	
Side of Road: West	
PKA / Body of Water: MOUNTAIN SPRINGS LODGE	
Elem Schl: THORNBURY	
Sec. School: MEAFORD/COLLINGWOOD	
Lot Size: CONDO	District: TB
Water Frontage: 	Sub-Dist: BM
SQ.FT. above: 737	Zoning: C4-34
Total Finished SqFt: 737	Occupancy: Owner/Tenant
List.Date: 23-FEB-2010	Possession: TBA
	Exp.Date: 30-JUN-2010

Directions Hwy 26 to Grey 19 to Mountain Springs
Show.Instr.

Type: Condominiums	HVAC: Electric, Space Heater, Air Conditioning	Exterior: Wood
Style: Townhouse, 2 Level	Garage Type: Carpport, Parking Space(s)	Driveway: Paved, Mutual
Title to Land: Condominium Act	Water: Municipal	Found/Basement: Concrete, None
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Deck/Patio, Central Air, Whirlpool Tub, Ensuite, Tennis Court, Furnished
Land Features: Landscaped, Stream/Pond/River/Creek, Greenbelt, View	Services: Electricity, Telephone	Roof: Asphalt Shingle
WF Features:	Rental Equipm.: Water Heater	Flooring: Carpet, Cushion/Tile/Lino

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

Inclusions Dishwasher, fridge, stove
Exclusions Lockoff, furnishings
Remarks This Mountain Springs unit has a great view to Blue Mountain from both levels-watch skiers and night lights!Steps to pool/hot tub,games room, restaurant, tennis,parking and lifts at north end.Walk out to deck facing the mountain. Unit has been upgraded and shows beautifully.Modern furnishings and neutral decor.Enjoy the mountain lifestyle.Short walk to ``the Village``.Currently on rental program-GST & 1% BMVA fee applies to sale.
Price Changes
 APR-07-2010 , Old Price: \$142,500 New Price: \$135,000
 MAY-18-2010 , Old Price: \$135,000 New Price: \$129,000

Bedrooms: 2	Sign: No	UFFI: REMOVED	Add.Mo/Yr Fee: NO
Bathrooms: 2 \	Lockbox: No	SPIS: Yes	Garage: No Property Manager: SIMERRA PROPERTY MGMT
Rental Income: YES	Road: Public	Survey: No	Waterfront: No
Yr.Built: 1989			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIV/DIN COMBINATION	12 X 11.8'	2ND FLOOR	ENSUITE (2 to 6 pcs)	4 PC
MAIN FLOOR	BEDROOM	11.4 X 8.8'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	MASTER BEDROOM	9.2 X 8'			

Assessment: **\$** Taxes: **\$1376 (2009)**

Condo Fee: **476** Condo Corp Year End: Mobile/Leased Land F:

Seller Name: **BERNARD H. NOIK** 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 14:27 EDT)