



Price: <b>\$349,000</b>	MLS® #: <b>20102948</b>
Status: <b>Active</b>	PID #: <b></b>
	Roll #: <b>414100000515600000</b>
Legal Descr.: <b>CONC 4 PT LOT 20 RP 16R5749 PT 1</b>	
Address: <b>596287 4TH LINE</b>	
City: <b>THE BLUE MOUNTAINS, N0H 1J0</b>	
Side of Road: <b>East</b>	
Elem Schl: <b>THORNBURY</b>	
Sec. School: <b>MEAFORD</b>	
Lot Size: <b>365 X 250'</b>	District: <b>TB</b>
Water Frontage:	Sub-Dist: <b>TBE</b>
SQ.FT. above: <b>2,200</b>	Zoning: <b>RURAL</b>
Total Finished SqFt: <b>2200</b>	Occupancy: <b>Owner</b>
List.Date: <b>27-MAY-2010</b>	Possession: <b>TBA</b>
	Exp.Date: <b>30-SEP-2010</b>

<b>Directions</b>	Grey Rd 2 to 21st Side Road East to 4th Line		
<b>Show.Instr.</b>			
Type: <b>Single Family</b>	HVAC: <b>Electric, Oil, Forced Air</b>	Exterior: <b>Brick</b>	
Style: <b>2 Storey</b>	Garage Type: <b>Detached, Single</b>	Driveway: <b>Gravel</b>	
Title to Land: <b>Freehold</b>	Water: <b>Well</b>	Found/Basement: <b>Concrete, Stone, Unfinished</b>	
Property Size: <b>3.0 - 9.99 Acres</b>	Sewer: <b>Septic</b>	Features: <b>Deck/Patio, Fireplace (s)/Woodstove, Ensuite, Main Floor Laundry</b>	
Land Features: <b>Partial Landscaped, Level, Wooded/Treed</b>	Services: <b>Electricity, Telephone, Garbage</b>	Roof: <b>Asphalt Shingle</b>	
WF Features:	Rental Equipm.: <b>None</b>	Flooring: <b>Carpet, Wood</b>	

Easement/Restrict.: **Other**

**Inclusions** dishwasher, fridge, stove, washer, dryer, central vac, window coverings  
**Exclusions** candelabra in dining rm  
**Remarks** JUST MOVE INTO THIS LOVELY VICTORIAN BRICK FARMHOUSE ON 3 ACRES, LOCATED CLOSE TO ALL SKI HILLS, GEORGIAN BAY GOLF CLUB AND 10 MINUTES FROM THORNBURY. ENJOY THE COZY COMFORTABLE LIVING ROOM AND OPEN CONCEPT KITCHEN OVERLOOKING A LARGE DINING ROOM THAT COMFORTABLY SEATS 12 FOR DINNER. SEPARATE FAMILY ROOM WITH WOOD STOVE, 2 PC BATH AND LAUNDRY ROOM ALL ON THE MAIN LEVEL. SECOND FLOOR HAS LARGE MASTER WITH ENSUITE AND 3 OTHER BEDROOMS ALL WITH LARGE CLOSETS. NEW ROOF, ALL WIRING HAS BEEN UPDATED, ATTIC HAS BEEN REINSULATED . THIS TRULY IS READY FOR YOUR ENJOYMENT. VISIT THE VIRTUAL TOUR AT [www.propertiesofbluemountain.com](http://www.propertiesofbluemountain.com)

Bedrooms: <b>4</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Add.Mo/Yr Fee: <b>NO</b>
Bathrooms: <b>2 1 1</b>	Lockbox: <b>Yes</b>	SPIS: <b>Yes</b>	Garage: <b>No</b> Property Manager:
Rental Income: <b>POTENTIAL</b>	Road: <b>Public</b>	Survey: <b>Yes</b>	Waterfront: <b>No</b>
Yr.Built: <b>0</b>			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FAMILY ROOM	17 X 17'	2ND FLOOR	BEDROOM	9.5 X 11'
MAIN FLOOR	LIVING ROOM	14 X 12'	2ND FLOOR	MASTER BEDROOM	15 X 9.8'
MAIN FLOOR	KITCHEN	8 X 9'	MAIN FLOOR	LAUNDRY	8 X 4'
MAIN FLOOR	DINING ROOM	10 X 18'	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
2ND FLOOR	BEDROOM	13 X 8.5'	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	13 X 8.5'	2ND FLOOR	BATH (# pieces 1-6)	3 PC

Assessment: **\$** Taxes: **\$3168 (2010)**

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

Seller Name: **TIMOTHY & JANE CALLEHAN** Home Tel.: Bus.Tel.:

Listing Office: **CENTURY 21 Offord Realty Ltd., Brokerage (Thornbury) 519 599-3300 (FAX: 519 599-2368)** Listing Agent: **SUSAN M. BOADWAY - [sue.marilyn@propertiesofbluemountain.com](mailto:sue.marilyn@propertiesofbluemountain.com)**  
 Listing Agent: **MARILYN DOUGLAS - [sue.marilyn@propertiesofbluemountain.com](mailto:sue.marilyn@propertiesofbluemountain.com)**

SP: **2.5%+tax**

All data is subject to Errors, Omissions or revisions and is not warranted. (28-MAY-2010 09:49 EDT)