



Price: <b>\$359,000</b>	MLS® #: <b>20103524</b>
Status: <b>Active</b>	PID #: <b></b>
	Roll #: <b>424200001213700000</b>
Legal Descr.: <b>PLAN 109 PT LOT 7 MARSH E/S</b>	
Address: <b>219 MARSH ST</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>99 X 140</b>	District: <b>TB</b>
Water Frontage: <b></b>	Sub-Dist: <b>TC</b>
SQ.FT. above: <b>2,196</b>	Zoning: <b>VR</b>
Total Finished SqFt: <b>2196</b>	Occupancy: <b>Owner</b>
List.Date: <b>23-JUN-2010</b>	Possession: <b>TBA</b>
	Exp.Date: <b>31-AUG-2010</b>

**Directions** South on Bruce St to Marsh - corner of Charles/Marsh  
**Show.Instr.**

Type: <b>Single Family</b>	HVAC: <b>Natural Gas, Baseboard, Forced Air</b>	Exterior: <b>Brick</b>
Style: <b>2 Storey</b>	Garage Type: <b>None</b>	Driveway: <b>Gravel, Double</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Found/Basement: <b>Concrete, Stone, Full, Unfinished</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Septic</b>	Features: <b>Deck/Patio, Main Floor Laundry, Gas Fireplace</b>
Land Features: <b>Landscaped</b>	Services: <b>Electricity, Telephone, Natural gas, Garbage, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
WF Features: <b></b>	Rental Equipm.: <b>Water Heater</b>	Flooring: <b>Carpet, Cushion/Tile/Lino, Wood</b>

Easement/Restrict.:

**Inclusions** dishwasher,fridge,stove,washer,dryer>window coverings,storage shed  
**Exclusions** light over kitchen table  
**Remarks** Lovely century red brick home in Village of Clarksburg w/family rm add'n on main level w/gas f/place.Lrg country kitchen.Beautiful original woodwork thruout w/10``baseboards,pocket door between liv rm & fam-sized din rm. 3 bdrms on 2nd lvl w/full bath & jacuzzi + option to finish 3rd flr which has been insulated & has full staircase access.Beautifully landscaped lot w/charming front verandah + back deck for summer enjoyment.Short drive to skiing,golfing,biking & boating.Walk to Village of Clarksburg or Town of Thornbury.  
**Price Changes**  
 JUN-28-2010 , Old Price: \$319,000 New Price: \$399,000  
 JUL-02-2010 , Old Price: \$319,000 New Price: \$399,000  
 JUN-28-2010 , Old Price: \$399,000 New Price: \$319,000  
 JUL-20-2010 , Old Price: \$399,000 New Price: \$359,000

Bedrooms: <b>3</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>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 17.3`	2ND FLOOR	BEDROOM	12.9 X 9.8`
MAIN FLOOR	LIVING ROOM	14.6 X 12.3`	2ND FLOOR	MASTER BEDROOM	14.4 X 10`
MAIN FLOOR	KITCHEN	14.5 X 14.2`	MAIN FLOOR	LAUNDRY	9 X 11`/(MUD RM)
MAIN FLOOR	DINING ROOM	15.4 X 12.3`	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
2ND FLOOR	BEDROOM	14.3 X 8.10`	2ND FLOOR	BATH (# pieces 1-6)	4 PC

Assessment: **\$** Taxes: **\$1950 (2010)**

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

Seller Name: **FREDERICK ARTHUR PENNY** Home Tel.: Bus.Tel.:  
 Seller Name: **BARBARA RUTH PENNY** Home Tel.: Bus.Tel.:

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

SP: **2.5%+tax**

All data is subject to Errors, Omissions or revisions and is not warranted. (22-JUL-2010 11:51 EDT)