



Cross Property Client Full RES

689616 MONTERRA ROAD #17
The Blue Mountains, ON L9Y 0W3
Grey County/ Blue Mountains (The)/

Residential/ Condo/ For Sale
Active

Price: \$699,000.00



MLS#: **222894**
 List Date: **17-Sep-2019** Bedrooms (AG/BG): **3 (3 / 0)**
 Bathrooms (F/H): **4 (3 / 1)**
 Type: **Attached/Row**
 Style: **2 Storey**
 Sqft Above Grade: **1,898** Sqft Below Grade: **994**
 Sq Ft Finished: **2,862** Sq Ft. Unfinished
 Sq Ft Source: **Floor plan(s)**
 New Construction: **No** # Rooms: **11**
 Title/Ownership: **Condominium** Recreational: **No**
 Fronting On: **None** Year Built/Desc: **0/ Completed / New**
 Access: **Year Round**
 Garage Spaces/Type: **1.0/ Attached**
 Driveway Spaces/Type: **1/ Private Single Wide/ Asphalt**
 Waterfront: **No** WF Exposure:
 Leased Land Fee:

Public Remarks: Enjoy views of Blue Mountain from this fantastic 3-bedroom townhome in sought after Monterra Ridge. The ideal winter getaway, just minutes from the ski hills at Blue and a short drive from private ski clubs, Georgian Bay Club and Collingwood. Bright, open concept main floor featuring tall ceilings, gas fireplace, engineered hardwood floors and walk-out to spacious back deck with stunning views of Blue Mountain. The modern kitchen boasts a breakfast bar, pantry and stainless steel appliances and the main floor master suite has 2 closets and a 5pc ensuite bathroom. Upstairs you'll find 2 good-sized bedrooms and a 4pc-shared bathroom. The fully finished lower level features an additional 4pc bathroom and large rec space for the kids and guests! Minutes to golf, skiing at Blue Mountain, shops and award winning restaurants and just steps from Monterra Golf Course. A must see, MOVE IN READY town home! Covid 19 protocols in place.

Directions: Follow Grey Road 19 Towards Blue Mountain Village, Turn onto Monterra Road, Property is in Townhouse Block on the Right

Interior Features

Interior Features: **Carbon Monoxide Detector, Smoke Detector**
 Basement: **Full/ Fully Finished/** Fireplace: **Natural Gas**
 Heat Primary/Sec: **Natural Gas/**
 HVAC: **Central Air** Foundation: **Poured Concrete**
 Under Contract \$: **\$30.00** UFFI: Furnace Age:
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **Community**
 Exterior Finish: **Stone, Vinyl Siding**
 Restrictions: **None**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone**
 Topography: **Level** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Site Influences: **Golf, Shopping Nearby, Skiing, Trails**

Inclusions/Exclusions

Inclusions: **Dryer, Microwave, Refrigerator, Stove, Carbon Monoxide Detector, Smoke Detector Most furniture - See Sales team for more details**

Exclusions: **Upstairs Bedroom Drapes. Staging Items (including wine fridge in basement).**

Condominium

Condo Name: **Monterra Ridge** Property Mgr/Phone: **Proguard Property Mng/**
 Condo Corp.#: **NO. 90** Condo Fee: **453.00** Fee Remarks:
 Condo Corp. Yr End: **31-Jul-2020** Pets Permitted: **Yes** Status Certificate/Date: **No/**
 Laundry Access: Locker #/Info: **/ None**
 Parking Type #1: **Exclusive** Parking Type #2:
 Condo Amenities: **BBQs Permitted, Pool, Seasonal Living, Visitor Parking, Year Round Living**
 Included In Costs: **Ground Maintenance/Landscaping**

Lease Requirements: Pets Permitted: **Yes**
 Property Mgr/Phone: **Proguard Property Mng/**

Tax Information

Roll#: **42420000300723** Local Improve Fee/Comments /
 Pin#: **378900017** Zoning: **Residential** Taxes/Year: **\$4,229/ 2019**
 Assessment \$/Year: **\$470,000/2019** Survey/Year: **No** Survey Type:
 Legal Description: **See Documents**

Rooms

Room	Level	Dimensions	Features
Living Room	M	25'1"x13'3"	
Kitchen	M	10'x11'6"	

Dining Room	M	15'1"x9'3"	
Master Bedroom	M	10'2"x14'1"	
Ensuite	M		5+ Piece
Bathroom	M		2-Piece
Bedroom	2	12'11"x11'10"	
Bedroom	2	11'7"x16'3"	
Bathroom	2		4-Piece
Recreation Room	B	23'5"x34'5"	
Bathroom	B		4-Piece

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 05/08/2020

Prepared By: STEVE SIMON, Salesperson

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