



STEVE SIMON
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Cross Property Client Full RES

132 MARGARET DRIVE

Residential/ Single Family/ For Sale

Price:
\$1,295,000.00

The Blue Mountains, ON L9Y0T5
Grey County/ Blue Mountains (The)/

Active



MLS#: **241885**
List Date: **27-Jan-2020**
Bedrooms (AG/BG): **7 (5/ 2)**
Bathrooms (F/H): **5 (2/ 3)**
Type: **Detached**
Style: **Chalet**
Sqft Above Grade: **3,014**
Sq Ft Finished: **5,004**
Sq Ft Source: **Floor plan(s)**
New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **North**
Lot Front: **327.00**
Road Access Fee:
Access: **Municipal road, Year Round**
Garage Spaces/Type: **1.0/ Attached**
Driveway Spaces/Type: **6/ Private Double Wide/ Gravel**
Waterfront: **No**
Leased Land Fee:
Sqft Below Grade: **1,990**
Sq Ft. Unfinished
Rooms: **20**
Recreational: **No**
Year Built/Desc: **1957/ Unknown**
Lot Depth: **330.00**
Lot Size/Acres: **1-2.99 Acres/**

Public Remarks: 7 bed chalet set on 1.2 acre lot w/ stunning views of Alpine Ski Club. Featuring plenty of space to accommodate large families or guests & minutes from Blue Mountain & the areas private ski clubs. Unwind apres ski in front of the wood burning fp, entertain in the open plan kitchen/dining area w/ pantry, relax & watch the seasons change from the all season family rm & utilise a large mudroom w/ indoor access to the 2-car garage & back deck. Upstairs you'll find a master w/ ski hill views, WIC & 4pc ensuite & guest bed w/ 4pc bath. The expansive lower level provides ample room for family w/ rec room, 2 beds, 2 baths; 1 w/ sauna. Access the back yard & deck w/ hot tub from the lower level. Located on a rare 1.2 acre landscaped lot on a desirable street in The Blue Mountains with trees for privacy, 2 decks & basketball court. Walking distance to Alpine Ski Club or a short drive from BM & private ski & golf clubs. PRIME location to take advantage of everything our Four Season area has to offer.

Directions: HWY 26, turn onto Arrowhead Rd, turn onto Margaret Drive, property on your left

Interior Features

Interior Features: **Alarm System, Sauna, Skylight**
Basement: **Full/ Fully Finished/ Walk-Up**
Heat Primary/Sec: **Hot Water-Gas/ Fireplace-Wood**
HVAC: **None**
Under Contract/Rental Items: **None**
Fireplace:
Foundation: **Concrete Block**
Plumbing Age:

Exterior Features

Add'l Monthly Fees:
Lot Shape: **Pie**
Exterior Finish: **Wood**
Restrictions: **None**
Services: **Cell Service, Electricity, Natural Gas, Telephone**
Topography: **Level**
Roofing: **Asphalt**
Water/Supply Type: **Municipal/**
Exterior Features: **Deck(s), Hot Tub, Privacy**
Site Influences: **Cul de Sac/Dead End, Golf, Major Highway, Shopping Nearby, Skiing**
Exposure: **None**
Lot Irregularities:
Pool:
FH Common Fee:
Alternative Power:
Yr Roof Surface Replaced: **2017**
Sewage: **Municipal Sewers**

Inclusions/Exclusions

Inclusions: **Dryer, Refrigerator, Stove, Washer Furniture indoor and outdoor negotiable**

Exclusions: **Everything on the walls**

Tax Information

Roll#: **424200000627608**
Pin#: **373090433**
Assessment \$/Year: **\$890,000/ 2020**
Legal Description: **LT 16 PL 937; THE BLUE MOUNTAINS**
Local Improve Fee/Comments /
Zoning: **Residential**
Survey/Year: **No**
Taxes/Year: **\$8,008/ 2019**
Survey Type:

Rooms

Room	Level	Dimensions	Features
Family Room	M	16'x15'	
Kitchen	M	17'x11'	
Dining Room	M	14'3"x13'1"	
Living Room	M	13'x21'7"	
Breakfast	M	10'10"x13'6"	
Bedroom	M	10'x13'4"	
Bedroom	M	9'2"x10'9"	
Bedroom	M	12'4"x13'4"	
Bathroom	M		2-Piece
Mud Room	M	7'8"x7'	

Bathroom	2		4-Piece
Bathroom	2		4-Piece, Ensuite
Bedroom	2	11'x16'4"	
Master Bedroom	2	14'8"x17'3"	
Bathroom	L		2-Piece
Bathroom	L		2-Piece
Bedroom	L	12'4"x10'2"	
Bedroom	L	18'10"x22'3"	
Laundry Room	L	8'6"x5'	
Recreation Room	L	18'10"x28'	

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 04/29/2020

Prepared By: STEVE SIMON, Salesperson

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