



Cross Property Client Full RES

104 FARM GATE ROAD #5

The Blue Mountains, ON L9Y 0L7
Grey County/ Blue Mountains (The)/

Residential/ Single Family/ For Sale Price: \$695,000.00
Active



MLS#: **255478**
 List Date: **21-Apr-2020**
 Bedrooms (AG/BG): **4 (4/ 0)**
 Bathrooms (F/H): **4 (3/ 1)**
 Type: **Attached/Row**
 Style: **Multi-Level**
 Sqft Above Grade: **2,095**
 Sq Ft Finished: **2,671**
 Sq Ft Source: **Floor plan(s)**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **North**
 Lot Front: **20.00**
 Road Access Fee:
 Access: **Year Round**
 Garage Spaces/Type: **1.0/ Attached**
 Driveway Spaces/Type: **1/ Private Single Wide/ Asphalt**
 Waterfront: **No**
 Leased Land Fee:
 Sqft Below Grade: **576**
 Sq Ft. Unfinished
 # Rooms: **12**
 Recreational: **No**
 Year Built/Desc: **2006/ Completed / New**
 Lot Depth: **97.71**
 Lot Size/Acres: **Under .5 Acre/**

Public Remarks: Beautiful 4 bed, 3.5 bath condo walking distance to Blue Mountain! A short drive from private ski clubs & exclusive golf clubs, the ideal 4 season retreat. The ground level offers a spacious entry with 3pc bath, rec room, laundry & access to the oversized single car garage. Head upstairs to the main level where you'll find an open plan living area w/ gas fp, kitchen/dining, tall ceilings, walk out to balcony w/ mountain views & access to the patio. The upper level & loft consist of 4 good sized beds & 3 baths including an expansive master suite with 3pc bath w/ heated floors, his/hers closets & juliet balcony. The loft bed is a great space for kids to hang out & can accommodate multiple people due to the large size. Lap up the sun on the main level balcony or relax in the hot tub on the stone patio after a long day exploring everything this picturesque area has to offer. Take a shuttle direct to Blue Mountain Village or take in the beauty of Collingwood & Thornbury, just a short drive away.

Directions: Grey road 19, turn onto Settlers Way, follow road all the way around and turn on Farm Gate Road, property on your right.

Interior Features

Interior Features: **Alarm System, Central Vacuum, Finished Loft, Smoke Detector, Washer/Dryer Hookup**
 Basement: **Partial Basement/ Fully Finished/**
 Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas**
 HVAC: **Air Conditioner**
 Under Contract \$:
 Under Contract/Rental Items: **Hot Water Tank**
 Accessibility:
 Fireplace:
 Foundation: **Poured Concrete**
 UFFI:
 Furnace Age: **2006**
 Plumbing Age: **2006**
 Wiring Age: **2006**

Exterior Features

Add'l Monthly Fees:
 Lot Shape:
 Exterior Finish: **Wood**
 Restrictions: **Subdivision Covenants**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Topography: **Flat**
 Roofing: **Asphalt, Metal**
 Water/Supply Type: **Municipal/**
 Exterior Features: **Balcony, Hot Tub, Patio(s)**
 Site Influences: **Beach, Business Centre, Cul de Sac/Dead End, Golf, Hospital, Landscaped, Library, Major Highway, Marina, Park, Playground Nearby, Schools, Shopping Nearby, Skiing, Trails**
 Exposure:
 Lot Irregularities:
 Pool: **None**
 FH Common Fee: **Yes**
 Alternative Power:
 Yr Roof Surface Replaced:
 Sewage: **Municipal Sewers**

Inclusions/Exclusions

Inclusions: **Dishwasher, Refrigerator, Stove Master bedroom wardrobe, all attached light fixtures**
 Exclusions: **Washer, Dryer, furniture**

Tax Information

Roll#: **424200000323553**
 Pin#: **371460007**
 Assessment \$/Year: **\$454,000/2020**
 Legal Description: **PT BLK 82 PL 1068 PTS 8 & 9, 16R9008; S/T R515775; T/W EASEMENT OVER PT BLK 82, PL 1068 PT 7, 16R9008 AS IN LT1499; See documents for full legal description**
 Local Improve Fee/Comments /
 Zoning: **R1**
 Survey/Year: **No**
 Taxes/Year: **\$3,965/ 2019**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Bathroom	LAG		3-Piece
Recreation Room	LAG	13'4"x17'	
Dining Room	M	9'11"x17'8"	
Kitchen	M	9'x20'3"	
Living Room	M	18'9"x21'	

Bathroom	2	3-Piece
Bathroom	2	4-Piece
Master Bedroom	2	16'7"x14'
Bedroom	2	9'6"x15'7"
Bedroom	2	9'x12'4"
Bedroom	3	18'10"x25'6"
Bathroom	3	2-Piece

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 04/22/2020

Prepared By: STEVE SIMON, Salesperson

Royal LePage Locations North (Thornbury), Brokerage