

## **Property Features for 104 Farm Gate Road Unit 26, The Blue Mountains**

### **Exterior**

- Attached townhome/condo
- Pie shaped lot, adds additional patio space
- Irregular lot measurements 76.62ft x 39.87ft x 81.42ft x 9.72ft
- Wood siding
- Fully fenced patio
- Single car garage

### **Interior**

- 4 bedrooms
- 3.5 bathrooms
- Rec room
- Living room
- Kitchen/Dining
- Loft space
- Forced air gas
- Air conditioning
- Central vac roughed in

### **Entry level**

- Rec room
- 3pc bathroom
- Access to single car garage

### **Main floor**

- Kitchen/dining
- Living room with gas fireplace
- Walk out to private patio

### **2nd level**

- Master suite with 3pc ensuite, WIC and mountain views
- 3 guest bedrooms
- 4pc guest bathroom

### **Loft**

- Could be a bedroom, play room, work out room or movie theatre!
- Large space to accommodate multiple people
- 2pc bathroom

### **The Area**

- Walking distance to Blue Mountain Village
- 10 minute drive from Thornbury and Collingwood



\*\* The information provided on this Features List is provided by the owner and is believed to be accurate and reliable.  
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**Community features**

- Access to Outdoor Pool & Tennis courts
- Adjacent to Heritage Park

**Inclusions:**

- Dishwasher, dryer, microwave, refrigerator, stove, washer
- Chandelier in dining room
- Built in near breakfast table
- Window coverings
- 1 garage door opener remote

**NEGOTIABLE**

- Furniture, outdoor furniture, bbq.

**Exclusions:**

- None

**Condo fee**

- The monthly condo fee is \$181.49 and includes snow removal, waste, grounds maintenance in the common areas, street lights and underground utilities .
- Repairs to all individual units are the responsibility of the unit owner.
- 10% of the fee is put in a reserve fund.
- FS Residential 855.244.8854

**Other listing details**

- Taxes - \$4338 (2019)
- Water Heater (2019) OWNED
- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone
- Foundation: Poured concrete
- Roofing: Asphalt, Metal
- Water/Supply Type: Municipal
- Sewage: Municipal Sewers

**Utilities (approx)**

- Gas cost per year \$700.00
- Electricity per year \$1325.00



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