



Giovanni Boni
Cell: (647) 988-5834

Royal LePage Locations North (Thornbury), Brokerage
Office Ph: (519) 599-2136

Cross Property Client Full RES

184 SNOWBRIDGE WAY #209
The Blue Mountains, ON L9Y0V1
Grey County/ Blue Mountains (The)/

Residential/ Condo/ For Sale
Active

Price: \$599,000.00



MLS#: **262327**
List Date: **01-Jun-2020** Bedrooms (AG/BG): **2 (2/ 0)**
Bathrooms (F/H): **2 (2/ 0)**
Type: **Attached/Row**
Style: **2 Storey**
Sqft Above Grade: **1,308** Sqft Below Grade: **0**
Sq Ft Finished: **1,308** Sq Ft. Unfinished
Sq Ft Source: **Floor plan(s)**
New Construction: **No** # Rooms: **7**
Title/Ownership: **Condominium** Recreational: **No**
Fronting On: **South** Year Built/Desc: **2002/ Completed / New**
Access: **Year Round**
Driveway Spaces/Type: **1/ Outside/Surface/Open, Visitor Parking/ Asphalt**
Waterfront: **No** WF Exposure:
Leased Land Fee:

Public Remarks: Enjoy ALL SEASON fun at the foot of Blue Mountain with this beautiful 1308 sqft condo in prestigious Historic Snowbridge. With 2 bedrooms, 2 baths and premium finishes, this home offers a luxurious getaway, walking distance from Blue Mountain! The main level boasts open plan living with cathedral ceilings, large windows with plenty of natural light, kitchen/dining space, bedroom, 3pc bathroom, laundry and a spacious great room with a gas fireplace and walk out to a private back deck. Upstairs you'll find a loft space overlooking the main level and a master suite with mountain views and 4pc ensuite with jet tub! Relax after an active day exploring the Blue Mountains area in this stylish condo in desirable Historic Snowbridge. Take the year round shuttle bus to Blue Mountain Village and enjoy the world class dining, shopping, hiking, skiing and entertainment or venture out to Thornbury and Collingwood, only 10 minutes drive away. Covid 19 protocols in place.

Directions: Off Country Rd 19, Turn Right onto Snowbridge Way, Property is on the Right

Interior Features

Interior Features: **Carbon Monoxide Detector, Smoke Detector, Other (see remarks)**
Basement: **None/ None/** Fireplace:
Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas**
HVAC: **Central Air** Foundation: **Poured Concrete**
Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: **\$688** Exposure: Pool: **Community**
Exterior Finish: **Vinyl Siding**
Restrictions: **Subdivision Covenants**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone**
Topography: **Flat** Alternative Power:
Roofing: **Shingles** Yr Roof Surface Replaced:
Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
Site Influences: **Beach, Cul de Sac/Dead End, Golf, Hospital, Landscaped, Shopping Nearby, Skiing, Trails**

Inclusions/Exclusions

Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings Furnished, BBQ and Patio set

Exclusions: Cow skin carpet rug in living room, all wall art, decorative items, 2 chairs in master bedroom, green armoire, armoire beside fireplace, freezer in guest room, TV in living room

Condominium

Condo Name: **Snowbridge** Property Mgr/Phone: **Proguard Property Mng/**
Condo Corp.#: **45** Condo Fee: **688.00** Fee Remarks:
Condo Corp. Yr End: **01-Aug-2020** Pets Permitted: **No** Status Certificate/Date: /
Laundry Access: Locker #/Info: / **None**
Parking Type #1: **Exclusive** Parking Type #2:
Condo Amenities: **Visitor Parking, Year Round Living**
Included In Costs: **Ground Maintenance/Landscaping**

Lease Requirements: Pets Permitted: **No**
Property Mgr/Phone: **Proguard Property Mng/**

Tax Information

Roll#: **424200000300675** Local Improve Fee/Comments /
Pin#: **378450029** Zoning: **R1** Taxes/Year: **\$2,286/ 2020**
Assessment \$/Year: **\$254,000/ 2020** Survey/Year: **No** Survey Type:
Legal Description: **UNIT 9 LEVEL 2 GREY CONDOMINIUM PLAN NO. 45 ; BLK 37, PL 1115 MORE FULLY DESCRIBED IN SCHEDULE A OF DECLARATION R431923; S/T RIGHT IN R432732; THE BLUE MOUNTAINS**

Rooms

Room	Level	Dimensions	Features
Bathroom	M		3-Piece

Bedroom	M	12'9"x10'5"	
Dining Room	M	8'3"x13'9"	
Kitchen	M	8'3"x10'11"	
Living Room	M	12'1"x18'5"	
Bathroom	2		4-Piece
Master Bedroom	2	14'7"x15'3"	

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Client Full Report

Date Printed: 06/01/2020

Prepared By: Giovanni Boni, Salesperson

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