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Cross Property Client Full RES

159 TYROLEAN LANE

The Blue Mountains, ON L9Y 0L5
Grey County/ Blue Mountains (The)/

Residential/ Single Family/ For Sale Price: \$899,000.00
Active



MLS#: **275674**
List Date: **22-Jul-2020** Bedrooms (AG/BG): **6 (3/ 3)**
Bathrooms (F/H): **2 (2/ 0)**

Type: **Semi-Detached**
Style: **2 Storey**
Sqft Above Grade: **1,731** Sqft Below Grade: **812**
Sq Ft Finished: **2,543** Sq Ft. Unfinished:
Sq Ft Source: **Other**
New Construction: **No** # Rooms: **11**
Title/Ownership: **Freehold** Recreational: **No**
Fronting On: **South** Year Built/Desc: **0/ Completed / New**
Lot Front: **38.00** Lot Depth: **225.00**
Road Access Fee: Lot Size/Acres: **Under .5 Acre/**
Access: **Municipal road, Year Round**
Driveway Spaces/Type: **3/ Private Triple+ Wide/ Gravel**
Waterfront: **No** WF Exposure:
Leased Land Fee:

Public Remarks: **Rare investment opportunity close to Blue Mountain and the area's private ski and golf clubs. This 6 bed, 2 bath chalet is located walking distance to Blue Mountain & boasts open plan concept for entertaining, mountain views, a sauna & a large back yard! Sleeps 16 ppl comfortably, Legal STA. The upper main floor features a spacious living room w/ gas fp, kitchen/dining area w/ a bfast bar, seating for 18, plenty of cupboard storage & walk out to a front balcony w/ views of Blue Mountain. On the ground floor you'll find 2 baths, one with a sauna & 3 bedrooms, one with an ensuite bath & walk out. Downstairs has a huge rec room & 3 additional beds. Outside offers an expansive backyard w/ a fire pit & mountain views, the ideal area for entertaining after a day exploring the area. Located on a desirable street in The Blue Mountains, walking distance to Blue Mountain, close to the areas trails, beaches, ski/ golf clubs, shopping & dining! Covid 19 protocols in place.**

Directions: **Grey rd 19, Kandahar Road, Tyrolean Lane**

Interior Features

Interior Features: **Carbon Monoxide Detector, Sauna, Smoke Detector, Other (see remarks)**
Basement: **Full/ Fully Finished/ Walk-Up** Fireplace:
Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas, Natural Gas**
HVAC: **Air Conditioner, Central Air** Foundation: **Concrete Block**
Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
Exterior Finish: **Stucco**
Restrictions: **None**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Telephone**
Topography: **Clear View, Flat** Alternative Power:
Roofing: **Asphalt** Yr Roof Surface Replaced:
Water/Supply Type: **Municipal-Metered/** Sewage: **Municipal Sewers**
Exterior Features: **Balcony, Deck(s), Year-Round Living**
Site Influences: **Beach, Golf, Schools, Shopping Nearby, Skiing, Trails**

Inclusions/Exclusions

Inclusions: **Dishwasher, Refrigerator, Stove**

Exclusions: **furniture negotiable**

Tax Information

Roll#: **424200000331812** Local Improve Fee/Comments /
Pin#: **373130219** Zoning: **R1** Taxes/Year: **\$0/ 2020**
Assessment \$/Year: **\$306,000/ 2020** Survey/Year: **No** Survey Type:
Legal Description: **PT LT 19 CON 2 COLLINGWOOD PT 8 16R1830; THE BLUE MOUNTAINS**

Rooms

Room	Level	Dimensions	Features
Bathroom	M		3-Piece
Bathroom	M		4-Piece
Bedroom	M	11'8"x9'6"	Balcony/Deck
Bedroom	M	11'8"x11'5"	
Master Bedroom	M	15'7"x8'9"	
Bedroom	L	9'1"x11'8"	
Bedroom	L	8'11"x11'8"	
Bedroom	L	8'8"x11'8"	
Recreation Room	L	23'5"x17'	
Dining Room	2	18'2"x10'6"	

Living Room 2 24'5"x24'

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Client Full Report

Date Printed: 07/23/2020

Prepared By: Giovanni Boni, Salesperson

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