

209707 26 Highway Unit #12, Town Of Blue Mountains, Ontario L9Y 0T8


Client Full
Active / Residential

[209707 26 Hw #12 Town Of Blue Mountains](#)
Pending Board Approval

MLS®#: 40013758
Price: \$995,000



Grey/Blue Mountains/Blue Mountains 3 Storey/Row/Townhouse

 Water Body: Georgian Bay
Type of Water: Bay

	Bed	Bath	Kitch
Main		1	1
Second	1	1	
Third	2	2	

Bed: 3 (3+0)
Bath: 4 (2+2)
SF Total: 2,369/Plans
SF Range: 2001 to 3000
Abv Grade Fin SF: 2,369.00/Plans
Common Interest: Condominium
Tax Amt/Yr: \$3,933/2020
Condo Fee/Freq: 586.10/Monthly

Remarks/Directions

Public Rmks: **TURN KEY WATERFRONT HOME!** Beautiful 3 bed townhome with fantastic Georgian Bay and mountain views throughout. Steps from the waterfront, this home is the ideal weekend retreat or full time home! Looking for something turn key with most furnishings included? This is the perfect lakefront residence! The open plan main floor boasts stunning water views, high ceilings, heated floors, built in decorative coves, kitchen with granite counters and walk-in pantry, living space with a gas fireplace and walk out to the spectacular patio and waterfront. Head upstairs to find a loft space overlooking the main floor with a gas fireplace, built-ins, engineered hardwood and lake views. You'll also find a 4pc bathroom and guest bedroom with mountain views and walk in closet. The 3rd level features the spacious master suite with 2 walk in closets, large ensuite bath with jacuzzi tub and walk out to a private balcony with unobstructed views looking out to the bay, bliss! There is also another good size guest bedroom with a balcony and lovely mountain views. All beds are included in the sale! Outside boasts a patio with outdoor furniture, green space, in ground sprinklers and just steps from Georgian Bay, the perfect spot to entertain and enjoy desirable waterfront living. You'll also find a single car garage with heated floors and private parking space. Close to Craigeith Ski Club, The Georgian Trail and only a short drive to the area's private ski and golf clubs, Thornbury and Collingwood! Move in and start enjoying everything The Blue Mountains has to offer with this **TURN KEY WATERFRONT HOME!** Covid 19 protocols in place.

Directions: Highway 26 from Collingwood, condo units on your right on the waterfront after ESSO garage
Common Elements

Assoc Amenities: BBQs Permitted, Visitor Parking
Assoc Fees: \$586/Monthly
Assoc Fee Incl: Building Insurance, Ground Maintenance/Landscaping, Private Garbage Removal, Snow Removal
Pets Allowed: Restricted
Locker: None
Assoc Fee Rmks: Shore to Slope Management
Prop Mgmt Co: Edgewater
Building Name: Edgewater
Condo Corp #: 74
Condo Corp Yr End:

Water

Features: Stairs to Waterfront, Water Access
Dock Type: None
Shoreline: Clean, Sandy, Shallow
Shore Rd Allow: None
Boat House: 0.00
Frontage:
Exposure:

Exterior

Construct. Material: Stone, Stucco (Plaster)
Shingles Replaced: Foundation: Poured Concrete
Year/Desc/Source: 2013/Other
Property Access: Municipal Road, Year Round Road
Parking Features: Attached Garage, Visitor Parking, Private Single Driveway
Parking Spaces: 2
Garage Sp/Desc: 1 Spaces
Water Source: Municipal
Water Trmt: Water Trmt:
Lot Size: Acres Range:
Area Influences: Beach, Golf, Highway Access, Lake Access, Landscaped, Major Highway, Shopping Nearby, Skiing, Trails
View: Bay, Mountains, Panoramic, Water
Topography: Flat
Roof: Asphalt Shingle
Prop Attached: Attached
Apx Age: 6-15 Years
Rd Acc Fee:
Carport Sp:
Sewer: Sewer (Municipal)
Acres Rent:
Retire Com:
Fronting On: South

Interior

Interior Feat: Central Vacuum
Basement: None
Laundry Feat: Laundry Room, Upper Level
Cooling: Central Air
Heating: Forced Air

Fireplace: /Living Room, Natural Gas
 Inclusions: Central Vac, Dishwasher, Dryer, Refrigerator, Stove, Washer
 Add Inclusions: All furniture and beds in unit, all stainless steel appliances, patio furniture and fire pit, select wall hangings/pictures, select decorative items, ironing board & iron, all lighting, all mirrors
 Exclusions: all bedding, linens, and kitchen items (i.e. glasses, cutlery, dishes), select wall hangings/pictures, all bedding, linens, and kitchen items (i.e. glasses, cutlery, dishes), select wall hangings/pictures

FP Stove Op:

Brokerage Information

List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#)
 Source Board: Southern Georgian Bay

Prepared By: STEVE SIMON

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Information deemed reliable but not guaranteed.

CoreLogic Matrix

MLS®#: 40013758

Room	Level	Dimensions	Dimensions (Convert)	Room Features
Bathroom	Main			2-Piece
Dining Room	Main	16.1 x 7.2	4.88 M x 2.13 M	
Living Room	Main	16.4 x 11.7	4.88 M x 3.66 M	
Kitchen	Main	13.1 x 9.1	3.96 M x 2.74 M	
Bedroom	Second	10 x 16.3	3.05 M x 4.88 M	
Bathroom	Second			4-Piece
Living Room	Second	16.1 x 16.8	4.88 M x 5.18 M	
Bathroom	Third			2-Piece
Bathroom	Third			5+ Piece
Master Bedroom	Third	12.6 x 14.4	3.96 M x 4.27 M	
Bedroom	Third	12.5 x 15.5	3.96 M x 4.88 M	

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