

**Property Features of
Unit 12 209707 Highway 26, The Blue Mountains**

Exterior

- Waterfront condo
- Steps from Georgian Bay
- Patio with lake view
- Private balcony with mountain view
- Private balcony with lake view
- Townhome
- Private single car driveway
- Attached single car garage
- In ground sprinklers

Interior

- 3 bedrooms
- 2+2 bathrooms
- Living/dining/kitchen
- Upper level Laundry room
- Hardwood stairs
- Heated floors on the main floor and in the garage
- Engineered hardwood on the second floor
- Central vac

Main level

- High ceilings
- Georgian Bay views
- Heated tile floors
- Open plan living/dining/kitchen with gas fireplace
- Access to private patio
- Powder room

Kitchen

- Breakfast bar
- Granite counters
- Walk in pantry
- Water views

Second floor

- Family/loft area with gas fireplace and water views
- Engineered hardwood floors
- 4pc shared bathroom
- Laundry
- Guest bedroom with walk in closet

3rd floor

- Master suite
- Guest bedroom with balcony and mountain views and 2pc ensuite

Master suite (3rd floor)

- x2 walk in closets
- 5pc ensuite bathroom with jacuzzi tub
- Balcony looking out to the bay



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

- Minutes from Craigeleith ski club
- Steps from the waterfront and Georgian Trail
- Short drive to the areas private ski/golf clubs, beaches, Thornbury and Collingwood

Other property information

- TAXES: \$3933 (2020)
- Assoc Amenities: BBQs Permitted, Visitor Parking
- Assoc Fees: \$586/Monthly
- Pets Allowed: Restricted
- Assoc Fee Incl: Building Insurance, Ground Maintenance/Landscaping, Private Garbage Removal, Snow Removal
- Condo Corp #: 74
- Prop Mgmt Co: Shore to Slope Management
- Features: Stairs to Waterfront, Water Access
- Shoreline: Clean, Sandy, Shallow
- Construct. Material: Stone, Stucco (Plaster)
- Roof: Asphalt Shingle
- Foundation: Poured Concrete
- Property Access: Municipal Road, Year Round Road
- Parking Features: Attached Garage, Visitor Parking, Private Single Driveway
- Parking Spaces: 2
- Garage Sp/Desc: 1 Spaces
- Sewer:Municipal
- Water Source:Municipal
- Area Influences: Beach, Golf, Highway Access, Lake Access, Landscaped, Major Highway, Shopping Nearby, Skiing, Trails
- View: Bay, Mountains, Panoramic, Water
- Cooling: Central Air
- Heating: Forced Air

Utilities & other costs (approx)

- Hydro - \$825.56 for year or avg of \$68.80 per month
- Enbridge/Union Gas - \$818.94 for year or avg of \$68.25 per month
- Utility Blue Mountains - \$599.76 for year based on new rate that just was implemented or \$49.98 per month

Inclusions

- Central Vac, Dishwasher, Dryer, Refrigerator, Stove, Washer
- All furniture and beds in unit, all stainless steel appliances, washer & dryer, 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, select decorative items, wire rack in pantry, 2 master bedroom chairs



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