

130 FAIRWAY Court Unit #141, The Blue Mountains, Ontario L9Y 0P8

Client Full

130 FAIRWAY Ct #141 The Blue Mountains

MLS® #: 40059585

Active / Residential

Price: **\$755,000**



Grey/Blue Mountains/Blue Mountains 2 Storey/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	2	2	1

Beds: **2 (2 + 0)**
 Baths: **2 (2 + 0)**
 SF Total: **1,116/Plans**
 SF Range: **1001 to 1500**
 Abv Grade Fin SF: **1,116.00/Plans**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$2,403/2020**
 Condo Fee/Freq: **645.72/Monthly**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **TURN KEY, walk out unit with stunning mountain views and just a short walk or a few minutes shuttle ride from Blue Mountain. This 2 bedroom home is being sold fully furnished and offers incredible income potential! This unit boasts a good size entry with built in bench storage, 9ft ceilings throughout, a well equipped kitchen with newly upgraded refrigerator and dishwasher, breakfast bar, living room with cozy gas fireplace, beautiful mountain views and walk out to the patio backing onto Monterra Golf Course. You'll also find a guest bedroom, shared 4pc bathroom, stacked laundry and a spacious master suite with 3pc ensuite and ski hill views. The Rivergrass development has a fantastic location and offers many amenities including an outdoor seasonal pool, year round hot tub and most importantly a resort shuttle to Blue Mountain Village! Covid 19 protocols in place. HST may be applicable.**

Directions: **Hwy 26, Mountain Road to Jozo Weider Blvd to Fairway Court**
Common Elements

Assoc Amenities: **BBQs Permitted, Pool, Other**

Assoc Fees: **\$645.72/Monthly**

Assoc Fee Incl: **Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Other, Private Garbage Removal, Snow Removal, Windows**

Pets Allowed:

**Restricted
Exclusive/0**

Assoc Fee Rmrks:

Prop Mgmnt Co: **PERCEL**

Prop Mgt Contact: **FRANCA TORELLI/705-888-3829**

Condo Corp #:

57

Condo Corp Yr End:

Status Certificate Date:

Exterior

Exterior Feat: **Landscaped, Patio(s), Year Round Living**

Construct. Material: **Wood**

Shingles Replaced:

Foundation:

Poured Concrete

Roof:

Asphalt Shingle

Year/Desc/Source:

//Owner

Prop Attached:

Attached

Pool Features:

Community

Apx Age:

6-15 Years

Parking Features:

Unassigned Parking

Parking Assigned:

Sewer:

Sewer (Municipal)

Garage Sp/Desc:

Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Street Lights, Telephone

Services:

Municipal

Water Tmnt:

Land Lse Fee:

Water Source:

Urban

Lot Irregularities:

Location:

Beach, Cul de Sac/Dead End, Dog Park, Downtown, Golf, Highway Access, Hospital, Landscaped, Library, Park, Playground Nearby, Public Parking, Schools, Shopping Nearby, Skiing, Trails

Area Influences:

Interior

Interior Feat: **Other**

Laundry Feat: **Inside, Laundry Closet, Main Level**

Cooling:

Central Air

Heating:

Fireplace-Gas, Forced Air, Gas

Fireplace:

1/Natural Gas

FP Stove Op:

Under Contract:

Hot Water Heater

Contract Cost/Mo:

Inclusions:

Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings

Add Inclusions:

BBQ on patio

Property Information

Common Elem Fee: **Yes**

Local Improvements Fee:

Legal Desc: **UNIT 41, LEVEL 1, GREY STANDARD CONDOMINIUM PLAN NO. 57 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : FIRSTLY; PT LT 7 PL 1065 PARTS 1 & 2, 16R7940; SECONDLY; PT LT 7 PL 1065, PARTS 2 & 3, 16R7990..continued in docs**

Zoning: **R1** Survey: /

Assess Val/Year: **\$365,309/2020** Hold Over Days:

PIN: **378570041** Occupant Type: **Owner**

ROLL: **424200000316479**

Possession/Date: **Flexible/** Deposit:

Brokerage Information

List Date: **01/26/2021**

List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**

Source Board: **Southern Georgian Bay**

Prepared By: DAVID MOSER, Salesperson

Date Prepared: 01/29/2021

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Bathroom Primary	Main			3-Piece, Ensuite
Bedroom Primary	Main	12.08 x 11.11	3.66 m x 3.35 m	
Living Room	Main	16.01 x 11.02	4.88 m x 3.35 m	
Kitchen	Main	9 x 9.02	2.74 m x 2.74 m	
Dining Room	Main	16.01 x 9.06	4.88 m x 2.74 m	
Bedroom	Main	12.08 x 12.1	3.66 m x 3.66 m	
Bathroom	Main			4-Piece

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Click the LifeStyle Match button to prioritize which property features matter most to you.

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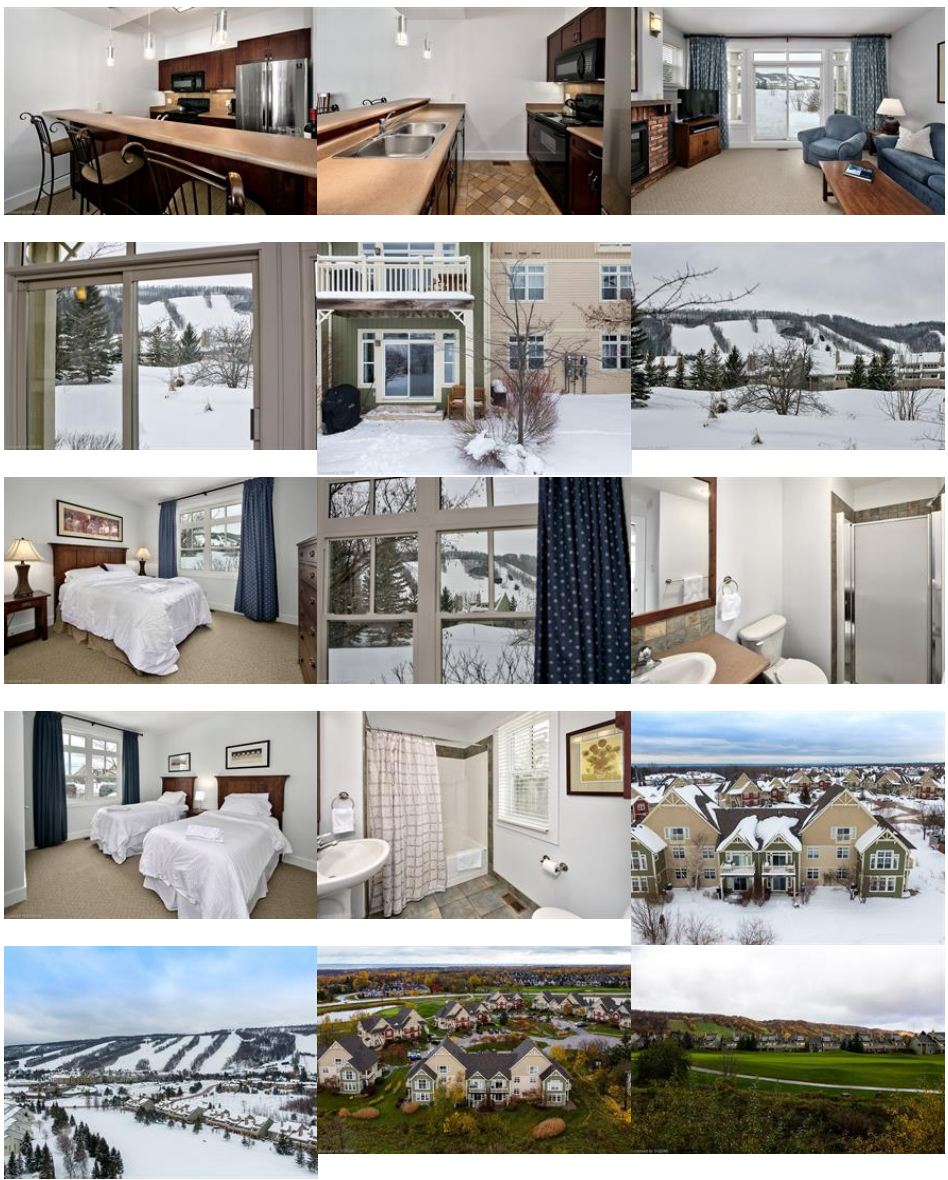
Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Information Statement:

Date:

Level:

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