

115 FAIRWAY Court Unit #208, The Blue Mountains, Ontario L9Y 0P8

Client Full

115 FAIRWAY Ct #208 The Blue Mountains

MLS® #: 40062487

Active / Residential

Price: **\$795,000**



**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: **1,125/Plans**
 SF Range: **1001 to 1500**
 Abv Grade Fin SF: **1,125.00/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: **UPDATED, TURN KEY unit with stunning mountain views throughout and just a short walk or a few minutes shuttle ride to Blue Mountain. This 2 bedroom home boasts many updates and offers incredible income potential! This unit features a good size entry with built in bench/storage, 9ft ceilings, a well equipped kitchen with breakfast bar seating for 4, living room with cozy gas fireplace, expansive bar area with built in storage and bar fridge and a balcony overlooking Monterra Golf Course with beautiful mountain views. You'll also find a guest bedroom, shared 4pc bathroom, stacked laundry and a spacious master suite with 3pc ensuite, x2 closets and ski hill views. The Rivergrass development is 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. Annual BMVA fee applies. Onetime Entry Fee of 1% of the purchase price PLUS HST.**

Directions: **Hwy 26, Mountain Road to Jojo 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, Cable TV, Common Elements, Ground Maintenance/Landscaping, High Speed Internet, Other, Parking, Private Garbage Removal, Snow Removal, Windows**

Pets Allowed:

Restricted

Locker:

Exclusive/0

Assoc Fee Rmrks:

Prop Mgmt Co: **PERCEL**

Prop Mgt Contact: **/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:

Year/Desc/Source: **//Owner**

Pool Features: **Community**

Parking Features: **Unassigned Parking**

Garage Sp/Desc:

Services:

Foundation:

Roof:

Prop Attached:

Apx Age:

Asphalt Shingle

Attached

6-15 Years

Parking Assigned:

Sewer:

Sewer (Municipal)

Cable, Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Street Lights, Telephone

Water Source:

Municipal

Water Tmnt:

Location:

Urban

Lot Irregularities:

Land Lse Fee:

Area Influences:

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

Interior

Interior Feat: **Other**

Laundry Feat: **Inside, Laundry Closet**

Cooling: **Central Air**

Heating: **Fireplace-Gas, Forced Air, Gas**

Fireplace: **1/Natural Gas**

FP Stove Op:

Inclusions: **Dishwasher, Dryer, Furniture, Microwave, Refrigerator, Stove, Washer, Window Coverings**

Add Inclusions: **some pots/pans/kitchenware**

Exclusions: **ottoman and dock art behind the couch, Ice maker plus 1 of the 2 mini fridges, Sports pictures currently hanging, personal items.**

Property Information

Common Elem Fee: **Yes**

Legal Desc:

UNIT 8, LEVEL 2, 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

Assess Val/Year:

\$365,309/2020

PIN:

378570050

ROLL:

424200000316422

Possession/Date:

Other/

Local Improvements Fee:

Survey:

/

Hold Over Days:

Occupant Type: **Owner**

Deposit:

Brokerage Information

List Date: **02/05/2021**

List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#)

Source Board: **Southern Georgian Bay**

Prepared By: **DAVID MOSER, Salesperson**

Date Prepared: **02/05/2021**

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Information deemed reliable but not guaranteed. CoreLogic Matrix

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Bathroom	Primary Main			3-Piece, Ensuite
Bedroom	Primary Main	12.07 x 12	3.66 m x 3.66 m	
Living Room	Main	16.01 x 12.07	4.88 m x 3.66 m	
Kitchen	Main	8.1 x 8.11	2.44 m x 2.44 m	
Dining Room	Main	16.01 x 8	4.88 m x 2.44 m	
Bedroom	Main	12.07 x 12.09	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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