

Property Features

106 Sycamore St, The Blue Mountains

Exterior

- 1 car garage
- 2 storey semi detached home
- Gravel driveway
- Walking distance to Blue Mountain
- All season home/investment property
- Mountain views
- Brand new development 'Windfall'
- Condo fee - \$44.22/mo ('The Shed' coming soon exclusively to Windfall Residents)

Interior

- 3 bedrooms
- 3.5 bathrooms
- Open concept main level
- Living area with gas fireplace
- Kitchen/dining
- Fully finished lower level
- Cooling: Central Air
- Heating: Fireplace-Gas, Forced Air, Gas

Kitchen/Dining

- Stone counters
- Island with seating
- Lots of cupboard space
- Dining space with mountain views
- Under cabinet lighting
- Under mount kitchen sink

Primary Bedroom Suite

- 5pc ensuite bathroom with stone counters, large bathtub with mountain views and separate shower
- Walk in closet
- Spacious room with mountain views

Lower level

- Fully finished
- Spacious rec room
- Storage space
- 4pc bathroom

Area

- Walking distance from Blue Mountain resort and its ski hills, restaurants, outdoor activities, golf, trails and much more!
- A short drive to Thornbury, Collingwood and private ski/golf clubs

Inclusions

- Carbon Monoxide Detector, Dishwasher, Dryer, Furniture, Microwave, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings (see full list on next page)

Exclusions

- Staging items not included.
- Personal items such as: used linen/blankets on beds, towels, skis, bikes, patio furniture in garage, vacuum, cleaning items, Nespresso machine, kettle, coffee mugs, 2 chairs, dresser in basement



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Utilities

- Hydro One (electric): \$93/month is our average over 7 months, est. \$1120/year
- Enbridge (heating): \$79/month, est. \$948/year
- Town of Blue Mountains (water and sewer): \$58/month, est. \$700/year

Upgrades

Home upgrades

- Under cabinet lighting in kitchen, under mount kitchen sink, stone countertops (kitchen and upper bathrooms), backsplash, laminate floor – main and upper floors, shower LED potlight in master bath.
- Air conditioning unit
- Fully finished basement: 3 piece bathroom with double sink vanity, extended stand-up shower, built-in electric stone fireplace, laminate floor.

Exterior

- Gas connection for outside BBQ (backyard)

Full list of inclusions

- All ELFs, all appliances (fridge, stove, dishwasher, microwave, washer, dryer, 2 Sony 65" tvs), all window coverings.

Master bedroom

- Queen size bed with mattress
- 2 night stands
- 2 lamps
- mirror on closet door

Master bathroom

- toilet paper holder & toilet brush
- garbage bin
- mirrors
- bath matt

Laundry room

- washer and dryer
- storage rack
- unopened (new) linen

Upstairs washroom

- medicine cabinet
- mirror
- toilet paper holder
- toilet brush
- garbage bin
- shower curtain
- bath matt

Bedroom #2

- Queen bed and mattress
- 2 night stands
- 2 lamps
- mirror on back of door

Bedroom #3

- Bunk beds with mattresses
- night stand
- lamp

Main floor powder room

- mirror
- toilet paper holder
- toilet brush
- garbage bin

Main floor entrance

- front hall matt
- boot trays in closet

Main Floor Living



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- TV
- Couch
- 2 end tables
- 2 lamps
- 2 chairs

Main Floor Dining

- dining table, bench and 8 white chairs

Kitchen

- 4 island stools
- Garbage bin
- All dishes, glasses (wine and regular), cutlery, utensils, pots pans, toaster, 2 coffee mugs, baking pans

Basement

- 2 sofa beds (with upgraded mattresses, original mattresses will also be included)
- Sectional couch
- TV
- Coffee table
- Large mirror



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