

106 SYCAMORE Street, The Blue Mountains, Ontario L9Y 0Y5

Client Full
Active / Residential

[106 SYCAMORE St The Blue Mountains](#)

MLS® #: 40120999
Price: \$899,000



Grey/Blue Mountains/Blue Mountains 2 Storey/House

	Beds	Baths	Kitch
Lower		1	
Main		1	1
Second	3	2	

Beds: **3 (3 + 0)**
 Baths: **4 (3 + 1)**
 SF Total: **2,283/Plans**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,631.00/Plans**
 Blw Grade SF: **652.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$0/2020**
 Condo Fee/Freq: **44.22/Monthly**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **FULLY FURNISHED HOME/INVESTMENT OPPORTUNITY WALKING DISTANCE TO BLUE MOUNTAIN! Walk to Blue Mountain from this all season, fully furnished 3 bed, 3.5 bath home with finished lower level in the desirable Windfall Development. The perfect weekend getaway investment or full time home, close to everything the area has to offer including; skiing, beaches, dining, hiking, golf and much more! This new (2020) move in ready semi-detached home is light filled and features many upgrades throughout. The main floor offers an open concept living/dining area with a gas fireplace and walk out, powder room and a good size kitchen complete with stone countertops, under cabinet lighting, island with seating for 3 and mountain views. Head upstairs and you'll find 3 spacious bedrooms, 2 bathrooms and a laundry room. The primary suite boasts mountain views, walk-in closet and 5pc ensuite bath with a large glass shower, stone countertops and views of the mountain from the tub and big window. The lower level is fully finished and offers a large rec room with built-in electric stone fireplace and 4pc bathroom with double sink vanity and extended stand-up shower. This location has it all for the ideal ALL SEASON retreat! Walk to Blue Mountain Village and enjoy the award-winning dining, shops and many outdoor activities or hike/bike the picturesque trails and relax at the fantastic ScandinaVe Spa just a few minutes away. 'THE SHED' is coming soon exclusively to Windfall residents. Living in Windfall means community is important, The Shed will feature a bbq patio, fireplace, a playing field and much more, it will be part clubhouse, part recreation centre and a four season social hub of the community. Covid 19 protocols in place.**

Directions: **Mountain Road West to Crosswind Blvd (Windfall), Sycamore Street**
Common Elements

Common Element Additional Fee: **0.00**
 Common Element/Condo Amenities: **BBQs Permitted, Club House, Other**
 Condo Fees: **\$44.22/Monthly**
 Condo Fees Incl: **Common Elements**
 Pets Allowed: **Yes**
 Prop Mgmt Co: **E & H property management**
 Building Name: **Windfall**

Condo Corp #: **0**
 Condo Corp Yr End:

Exterior

Construct. Material: **Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **2020/Completed / New/Owner**
 Garage & Parking: **Attached Garage, Private Drive Single Wide,**
 Parking Spaces: **2**
 Parking Level/Unit:
 Services: **Cable, Cell Service, Electricity, Natural Gas, Street Lights, Telephone**
 Water Source: **Municipal**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **25.00**
 Location: **Urban**
 Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Library, Marina, Park, Place of Worship, Playground Nearby, Public Parking, Public Transit, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**
 View: **Hills, Mountains**
 Topography: **Flat**
 Restrictions: **Subdiv. Covenant**

Foundation: **Poured Concrete**
 Driveway Spaces: **1.0**
 Parking Assigned:
 Water Tmnt:
 Acres Range: **< 0.5**
 Lot Depth (Ft): **102.00**
 Lot Irregularities:

Roof: **Asphalt Shingle**
 Prop Attached: **Semi Detached**
 Apx Age: **0-5 Years**
 Garage Spaces: **1.0**
 Sewer: **Sewer (Municipal)**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:

Retire Com:
 Fronting On:
 Exposure:

Interior

Interior Feat: **Other**
 Basement: **Full Basement**
 Laundry Feat: **Laundry Room**
 Cooling: **Central Air**
 Basement Fin: **Fully Finished**

Heating: **Fireplace-Gas, Forced Air, Gas**
 Under Contract: **Hot Water Heater** Contract Cost/Mo:
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Furniture, Microwave, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings, Other**
 Add Inclusions: **See docs for all a list of inclusions.**
 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**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
 Legal Desc: **PT LOT 4 PLAN 16M71 PART 1 16R11339 ; TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN GREY COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 119 SUBJECT TO AN EASEMENT FOR ENTRY AS IN GY192855 TOWN OF THE BLUE MOUNTAINS**
 Zoning: **R1** Survey: **None/**
 Assess Val/Year: **\$444,000/2021** Hold Over Days:
 PIN: **371470964** Occupant Type: **Vacant**
 ROLL: **424200000213404**
 Possession/Date: **Flexible/** Deposit: **TBD**

Brokerage Information

List Date: **06/08/2021**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**
 Source Board: **Southern Georgian Bay**

Prepared By: JENNA DAVIS, Salesperson
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Date Prepared: 06/08/2021

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

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			2-Piece
Dining Room	Main	6' 4" X 11' 2"	1.93 X 3.40	
Kitchen	Main	12' 4" X 18' 4"	3.76 X 5.59	
Living Room	Main	11' 7" X 14' 3"	3.53 X 4.34	
Bathroom	Second			4-Piece
Bathroom Primary	Second			5+ Piece, Ensuite
Bedroom	Second	9' 1" X 14' 3"	2.77 X 4.34	
Bedroom	Second	9' 3" X 18' 4"	2.82 X 5.59	
Bedroom Primary	Second	11' 9" X 16' 9"	3.58 X 5.11	
Laundry	Second	6' 7" X 7' 4"	2.01 X 2.24	
Bathroom	Lower			4-Piece
Recreation Room	Lower	17' 6" X 17' 8"	5.33 X 5.38	

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

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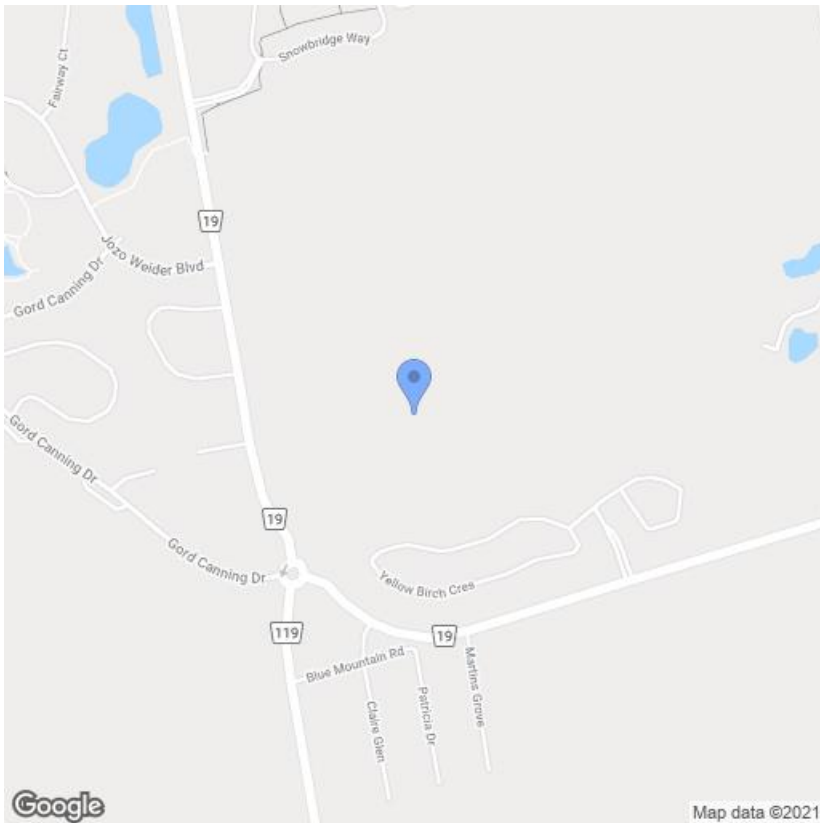
Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification: Date: Level:
 Information Statement:

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