



Price: \$399,000	MLS® #: 20092831
Status: Active	
Address: 112 DRAKE'S PATH	
City: TOWN OF THE BLUE MOUNTAINS, L9Y 3Z2	
Side of Road: West	
PKA / Body of Water: INTRAWEST	
Elem Schl: BVCS	
Sec. School: GBSS	
Lot Size: 72 X 200'	District: TB
Water Frontage:	Sub-Dist: BM
SQ.FT. above: 1,710	Zoning: RES
Total Finished SqFt: 1710	
Possession: IMMEDIATE	

Overview Fabulous location w/views of Blue Mtn ski resort, within walking distance to Intrawest Village & the ski slopes. This 70' s-style chalet has 7 cozy bdrms, a lrg open concept living & dining area, lrg upper deck, a great family rm w/pool table & bar & a small att'd garage/shop. Property has rental income history & the potential for use as an income property or use the property to build the home of your dreams in the heart of recreation.

Directions Mountain Rd west from Collingwood, towards the Blue Mountain Inn, left on Drake's Path to sign

Type: Single Family	HVAC: Natural Gas, Forced Air	Exterior: Wood, Stucco
Style: Chalet, 2 Storey	Garage Type: Attached, Single	Driveway: Gravel
Title to Land: Freehold	Water: Municipal	Found/Basement: Slab, None
Property Size: Under 0.5 Acres	Sewer: Septic	Features: Deck/Patio, Fireplace(s)/Woodstove, Main Floor Family Room, Furnished
Land Features: Partially Cleared, Wooded/Treed, View	Services: Electricity, Telephone, Cable, Natural gas, High Speed Internet	Roof: Asphalt Shingle
WF Features:	Rental Equipm.: Water Heater	Flooring: Carpet, Laminate

Easement/Restrict.:

Inclusions dishwasher, fridge, stove, microwave, BBQ

Exclusions none

Bedrooms: 7	Sign: Yes	UFFI: UNKNOWN	Add.Mo/Yr Fee: NO
Bathrooms: 2 \	Lockbox: Yes	SPIS: No	Garage: Yes Property Manager:
Rental Income: YES	Road: Public	Survey: Yes	Waterfront: No
Yr.Built: 0			

Floor	Room	Size	Floor	Room	Size
LOWER LEVEL	FAMILY ROOM	16'3 X 13'3	LOWER LEVEL	BEDROOM	11'8 X 7'11
MAIN FLOOR	LIV/DIN COMBINATION	15'11 X 29'9	LOWER LEVEL	BEDROOM	11'11 X 7'7
MAIN FLOOR	KITCHEN	9'5 X 8'	LOWER LEVEL	BEDROOM	12 X 9'11
MAIN FLOOR	BEDROOM	8'10 X 9'6	LOWER LEVEL	FOYER	9'2 X 5'10
MAIN FLOOR	BEDROOM	13 X 9'4	LOWER LEVEL	OTHER	13'5 X 5'8(ENTRANCE)
MAIN FLOOR	BEDROOM	9 X 8'10	LOWER LEVEL	BATH (# pieces 1-6)	3 PC
LOWER LEVEL	BEDROOM	11'11 X 7'9	MAIN FLOOR	BATH (# pieces 1-6)	4 PC

Assessment: **\$** Taxes: **\$1516 (2008)**

Condo Fee: Mobile/Leased Land F:

Listing Office: **Royal LePage All Real Estate Services Ltd., Brokerage** Listing Office:



Compliments of: **KAREN WILLISON, Sales Person: 705-888-0075**

E-mail: kwillison@royallepage.ca

Company Name: **ROYAL LEPAGE ALL REAL ESTATE SERVICES LTD., BROKERAGE: 705-445-5520**



All data is subject to Errors, Omissions or revisions and is not warranted. (22-JUN-2009 21:06 EDT)