



Price: \$269,000	MLS® #: 20095725
Status: Active	
Address: 139 LAKESHORE RD E # 12	
City: THE BLUE MOUNTAINS, L9Y 3Z2	
Side of Road: North	
PKA / Body of Water: MOUNTAIN BAY CONDOMINIUMS/GEORGIAN BAY	
Elem Schl: BEVER VALLEY	
Sec. School: GEORGIAN BAY	
Lot Size: CONDO	District: TB
Water Frontage:	Sub-Dist: CA
SQ.FT. above: 2,050	Zoning: R6
Total Finished SqFt: 2050	
Possession: TBD	

Overview Expansive Georgian Bay Views! Feel at home the minute you walk in the front door. This warm condominium has been lovingly maintained & updated. Boasting over 2000 sq ft of living space incl open concept kit/din/liv rm, front sitting area/den, 4 bdrms & 2/1 bathrms. Cozy up by the gas f/place OR the wood burning f/place after a day of playing in the snow. Literally minutes from the downhill ski hills & steps from x-country skiing & snowshoeing. Tennis court & pool are steps away for summer fun. Don't be scared by the condo fees as they include utilities. This exclusive & quiet complex is highly sought after & units do not come up for sale very often. Make this your home or your recreational retreat. Book your private showing today!

Directions Hwy 26 west from Collingwood, left on Grey Rd 19, left on Lakeshore Rd E

Type: Condominiums	HVAC: Natural Gas, Baseboard, Hot Water, Radiator	Exterior: Brick, Wood
Style: Townhouse, 2 Storey	Garage Type: Parking Space(s), None	Driveway: Paved
Title to Land: Freehold/Condominium Act	Water: Municipal	Found/Basement: Block, Full, (Other) Remarks
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Deck/Patio, Whirlpool Tub, Above-Ground Pool, In-Ground Pool, Wheelchair Access, Fireplace(s)/Woodstove, Ensuite, Main Floor Laundry, Main Floor Family Room, Tennis Court, Gas Fireplace
Land Features: Landscaped, Level, Greenbelt, Wooded/Treed, View	Services: Electricity, Telephone, Cable, Natural gas, Garbage, High Speed Internet	Roof: Asphalt Shingle
WF Features:	Rental Equipm.: None	Flooring: Carpet, Ceramic/Marble, Laminate

Easement/Restrict.: **Sub.Div. Covenants**

Inclusions dishwasher, fridge, stove, microwave, garbage disposal, washer, dryer, window coverings, satellite dish

Exclusions	
Bedrooms: 4	Sign: Yes UFFI: No
Bathrooms: 2 \ 1	Lockbox: Yes SPIS: No
Rental Income: POTENTIAL	Road: Public Survey: No
Yr. Built: 0	Add. Mo/Yr Fee: YES
	Garage: No Property Manager: SELF-MANAGED
	Waterfront: No

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIV/DIN COMBINATION	19'4 X 18'8	BASEMENT	STORAGE	10 X 10'
MAIN FLOOR	KITCHEN	12 X 10'	MAIN FLOOR	LAUNDRY	5 X 5'
MAIN FLOOR	DEN/OFFICE	12 X 13'7	MAIN FLOOR	FOYER	11 X 5'5
2ND FLOOR	BEDROOM	11'7 X 7'	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
2ND FLOOR	BEDROOM	11'7 X 11'10	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	18 X 7'6	2ND FLOOR	ENSUITE (2 to 6 pcs)	4 PC
2ND FLOOR	MASTER BEDROOM	13 X 11'10			

Assessment: **\$** Taxes: **\$2208 (2009)**

Condo Fee: **582** Condo Corp Year End: **AUG 21** 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**
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