



Price: \$799,000	MLS® #: 20093583
Status: Active	
Address: 132 CAMPBELL CRES City: THE BLUE MOUNTAINS, L9Y 3Z2 Side of Road: South PKA / Body of Water: INTRAWEST	
Elem Schl: BVCS Sec. School: GBSS/PRETTY RIVER	
Lot Size: 50.18 X 113' IRREG Water Frontage: SQ.FT. above: 5,200 Total Finished SqFt: 5200	District: TB Sub-Dist: BM Zoning: RES
Possession: TBD	

Overview WOW! This unique property sweeps you away to Tuscany while giving you views of Blue Mountain Ski Resort and **MUST BE SEEN!** The house is an architecture design and labour of love with priceless details, numerous upgrades & a pleasant surprise in every room. The home offers heated floors throughout, Owen Sound slate & reclaimed hemlock floors, sauna area complete with dressing room & shower, gas & wood fire places, industrial kitchen appliances, numerous decks, bright windows in every room, potential for elevator, laundry chute from 3rd floor, vented workshop for ski tuning, wine cellar - the list goes on & on! Make this your home, your family ski chalet or perhaps a bed & breakfast! Your dream house awaits; book your showing today.

Directions Hwy 26 West from Collingwood, south on Osler Bluff Rd, west on Grey Rd 21, east on Mountain Rd, south on Cambell Cres to sign

Type: Single Family	HVAC: Natural Gas, Radiant, Air Conditioning	Exterior: Stucco
Style: Chalet, 3 Level	Garage Type: Attached, Single, Other	Driveway: Gravel, Double, Private
Title to Land: Freehold	Water: Municipal	Found/Basement: Block, Slab
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Central Air, Central Vacuum, Whirlpool Tub, Fireplace(s)/Woodstove
Land Features: Landscaped, Wooded/Treed, View	Services: Electricity, Telephone, Cable, Natural gas, Garbage, High Speed Internet	Roof: Asphalt Shingle
WF Features:	Rental Equipm.: Water Heater	Flooring: Carpet, Wood, Other

Easement/Restrict.: **Other**

Inclusions dishwasher, fridge, stove, washer, dryer, central vac, air conditioner, window coverings
Exclusions dining rm light fixture, 2nd flr bathrm towel rack, pot rack in kitchen

Bedrooms: 5	Sign: Yes	UFFI: No	Add.Mo/Yr Fee: No
Bathrooms: 3 \	Lockbox: Yes	SPIS: No	Garage: Yes Property Manager:
Rental Income: POTENTIAL	Road: Public	Survey: No	Waterfront: No
Yr.Built: 1974			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FAMILY ROOM	22'3 X 14'	MAIN FLOOR	BEDROOM	9'6 X 9'4
2ND FLOOR	LIVING ROOM	16 X 22'8	3RD FLOOR	MASTER BEDROOM	34 C 12'6
2ND FLOOR	KITCHEN	9'6 X 19'10	MAIN FLOOR	FOYER	7'7 X 9'
2ND FLOOR	DINING ROOM	9'8 X 19'5	MAIN FLOOR	LAUNDRY	6'7 X 5'7
2ND FLOOR	DEN/OFFICE	8 X 23'4	MAIN FLOOR	OTHER	9'2 X 10'7(SAUNA)
2ND FLOOR	BEDROOM	9'7 X 9'8	3RD FLOOR	OTHER	14'6 X 6'4(DRESSING)
2ND FLOOR	BEDROOM	9'6 X 9'4	MAIN FLOOR	OTHER	9'3 X 10'7(WET BAR)

Assessment: **\$** Taxes: **\$6737 (2009)**

Condo Fee: Condo Corp Year End: 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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