



Price: <b>\$488,000</b>	MLS® #: <b>20093493</b>
Status: <b>Active</b>	
Address: <b>133 AUGUSTA CRES</b>	
City: <b>TOWN OF THE BLUE MOUNTAINS, L9Y 3Z2</b>	
Side of Road: <b>North</b>	
PKA / Body of Water: <b>MONTERRA ESTATES</b>	
Elem Schl: <b>BVCS</b>	
Sec. School: <b>C/CI/JEAN VANIER</b>	
Lot Size: <b>70.54' X 207'</b>	District: <b>TB</b>
Water Frontage:	Sub-Dist: <b>BM</b>
SQ.FT. above: <b>2,150</b>	Zoning: <b>R3</b>
Total Finished SqFt: <b>2150</b>	
Possession: <b>TBD</b>	

**Overview** Custom built BRIAN GARBUTT home that is meticulously maintained. This home is a gem & situated in the well established enclave of Monterra Estates/golf course with a large private & beautifully landscaped yard. This traditional home features an open concept kitchen, living room and dining room. The living room has a soaring cathedral ceiling, a gas fire place and California shutters. The owners favourite spot in the home is the back room with gas fireplace and covered porch where the gardens and water feature can be enjoyed. With all the mature trees you hardly know you have a neighbour. Minutes from golf, skiing, shopping and the IntraWest village at Blue Mountain. CONTACT US FOR YOUR PRIVATE VIEWING.

**Directions** Hwy 26 West to Grey 21 south, right onto Grand Cypress & left onto Augusta to sign on the right

Type: <b>Single Family</b>	HVAC: <b>Natural Gas, Forced Air</b>	Exterior: <b>Alum/Vinyl, Wood</b>
Style: <b>Chalet, 2 Storey</b>	Garage Type: <b>Attached, Double, Inside Entry</b>	Driveway: <b>Paved, Double</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Found/Basement: <b>Block, Full, (Other) Remarks, Unfinished</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Parkland/Golf Course, Central Air, Central Vacuum, Air Exchanger, Fireplace (s)/Woodstove, Ensuite, Main Floor Laundry, Gas Fireplace</b>
Land Features: <b>Landscaped, Wooded/Treed</b>	Services: <b>Electricity, Telephone, Cable, Natural gas, Garbage, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
WF Features:	Rental Equipm.: <b>Water Heater</b>	Flooring: <b>Carpet, Wood, Ceramic/Marble</b>

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

**Inclusions** Dishwasher,fridge,stove,microwave,washer,dryer,central vac,air conditioner>window coverings,garage door opener  
**Exclusions** none

Bedrooms: <b>3</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Add.Mo/Yr Fee: <b>NO</b>
Bathrooms: <b>2 \ 1</b>	Lockbox: <b>Yes</b>	SPIS: <b>Yes</b>	Garage: <b>Yes</b> Property Manager:
Rental Income: <b>POTENTIAL</b>	Road: <b>Public</b>	Survey: <b>Yes</b>	Waterfront: <b>No</b>
Yr.Built: <b>1997</b>			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FAMILY ROOM	13 X 14'	MAIN FLOOR	FOYER	7 X 7' 11
MAIN FLOOR	LIVING ROOM	22.6 X 14'	MAIN FLOOR	OTHER	13' 6 X 21' (BACK DECK)
MAIN FLOOR	KITCHEN	16.6 X 11'	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
2ND FLOOR	BEDROOM	11 X 11' 5	2ND FLOOR	ENSUITE (2 to 6 pcs)	4 PC
2ND FLOOR	BEDROOM	11 X 11' 10	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	MASTER BEDROOM	15 X 16' 7			

Assessment: **\$** Taxes: **\$4534 (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**  
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 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. (4-AUG-2009 18:02 EDT)