



Price: <b>\$314,900</b>	MLS® #: <b>20095833</b>
Status: <b>Active</b>	
Address: <b>107 ANN HEGGVEIT DR # 304</b>	
City: <b>THE BLUE MOUNTAINS, L9Y 3Z2</b>	
Side of Road: <b>South</b>	
PKA / Body of Water: <b>CACHET CROSSING, INTRAWEST</b>	
Elem Schl: <b>BEAVER VALLEY</b>	
Sec. School: <b>GBSS-MEAFORD</b>	
Lot Size: <b>CONDO</b>	District: <b>TB</b>
Water Frontage:	Sub-Dist: <b>BM</b>
SQ.FT. above: <b>1,400</b>	Zoning: <b>RES</b>
Total Finished SqFt: <b>1400</b>	
Possession:	



**Overview** Luxury condominium at the base of Blue Mtn, steps from Grand Central Lodge & adjacent to Intrawest Village. This 3 bdrm 2 bathrm condo is 1400 sq ft & has been updated. Home boasts slate flrs, beamed ceilings, open concept liv/din/kitchen, remodeled kitchen, wood burning f/place & more. Unit is turnkey & incl furnishings, linens, cutlery, etc; bring your tooth brush & you are ready to move in. Situated on 3rd flr, unit has unmatched south-facing views directly to Blue Mtn ski hill & Niagara Escarpment. Walk out the door, strap on your skis & hit the slopes. Currently, this unit is not part of the rental pool or Village Assoc. Book your private viewing today!

**Directions** Hwy 26 West from Collingwood, left on Grey Rd 19, right on Jozo Weider Blvd, right on Ann Heggveit

Type: <b>Condominiums</b>	HVAC: <b>Electric, Wood, Baseboard, None, Air Conditioning</b>	Exterior: <b>Wood, Other</b>
Style: <b>Contemporary, 3 Level</b>	Garage Type: <b>Parking Space(s), None</b>	Driveway: <b>Paved</b>
Title to Land: <b>Freehold/Condominium Act</b>	Water: <b>Municipal</b>	Found/Basement: <b>Concrete, Slab, None</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Parkland/Golf Course, Central Air, Air Exchanger, Above-Ground Pool, Fireplace (s)/Woodstove, Ensuite, Furnished</b>
Land Features: <b>Landscaped, Rolling, Greenbelt, View</b>	Services: <b>Electricity, Telephone, Cable, Bus Service, Natural gas, High Speed Internet</b>	Roof: <b>Tar &amp; Gravel</b>
WF Features:	Rental Equipm.: <b>Water Heater</b>	Flooring: <b>Carpet, Other</b>

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

**Inclusions** Dishwasher, fridge, stove, microwave, washer, dryer, central vac, window coverings  
**Exclusions** front entrance framed posters, living area iron light fixture, metal mirror at top of the stairs

Bedrooms: <b>3</b>	Sign: <b>No</b>	UFFI: <b>NO</b>	Add.Mo/Yr Fee: <b>YES</b>
Bathrooms: <b>2\</b>	Lockbox: <b>No</b>	SPIS: <b>No</b>	Garage: <b>No</b> Property Manager: <b>BALL &amp; MONTGOMERY</b>
Rental Income: <b>POTENTIAL</b>	Road: <b>Public</b>	Survey: <b>No</b>	Waterfront: <b>No</b>
Yr.Built: <b>1989</b>			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18 X 14'	3RD FLOOR	MASTER BEDROOM	17'5 X 14'
MAIN FLOOR	KITCHEN	18 X 10'	MAIN FLOOR	FOYER	14'6 X 4'6
MAIN FLOOR	DINING ROOM	9 X 9'	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	9'6 X 12'	3RD FLOOR	ENSUITE (2 to 6 pcs)	5 PC
2ND FLOOR	BEDROOM	9'6 X 10'8			

Assessment: \$ Taxes: **\$3303 (2009)**

Condo Fee: **538** Condo Corp Year End: **OCT 31** 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. (15-DEC-2009 18:17 EST)