



Price: <b>\$888,000</b>	MLS® #: <b>20090252</b>
Status: <b>Active</b>	
Address: <b>LT 11 GEORGE MCRAE RD</b> City: <b>TOWN OF THE BLUE MOUNTAINS, N0H 1J0</b> Side of Road: <b>South</b> PKA / Body of Water: <b>THE RIDGE ESTATES, GEORGIAN BAY CLUB</b>	
Elem Schl: <b>BVCS</b> Sec. School: <b>GBSS -MEAFORD</b>	
Lot Size: <b>100 X 212.5' (+)</b> Water Frontage: SQ.FT. above: <b>3,163</b> Total Finished SqFt: <b>4502</b>	District: <b>TB</b> Sub-Dist: <b>GP</b> Zoning: <b>RES</b>
Possession: <b>TBA</b>	

**Overview** Welcome to The Ridge Estates. The vision for this unique subdivision blends nature & community in the preservation of both. Exacting architectural guidelines embracing traditional architectural ensure your home/chalet will remain your castle. On this lot, enjoy a corridor view of Georgian Bay & Fairway views of neighboring Georgian Bay Golf Club. Situated on Camperdown Rd next to award winning Georgian Bay Golf Club. Close to Thornbury, the harbour & Blue Mtn's Intrawest Village. Full municipal services. Contact LBO for subdivision covenants & marketing pkgs. Lots ranging in value from 199,000 to 495,000. GST & dev't charges incl. (Taxes not assessed; sq.ftg. approx)

**Directions** Hwy 26 west, south on Camperdown, right George McRae Rd to sign

Type: <b>Single Family</b>	HVAC: <b>Natural Gas, Geothermal, Forced Air, Radiant, Air Conditioning</b>	Exterior: <b>Wood, Stone</b>
Style: <b>2 Storey</b>	Garage Type: <b>None</b>	Driveway: <b>Gravel, Double</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Found/Basement: <b>Concrete, Full, Partially Finished</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Parkland/Golf Course, Deck/Patio, Central Air, Central Vacuum, Air Exchanger, Fireplace(s)/Woodstove, Ensuite, Main Floor Laundry, Tennis Court, Gas Fireplace</b>
Land Features: <b>Cleared, Rolling, Greenbelt, View</b>	Services: <b>Electricity, Telephone, Cable, Natural gas, Garbage</b>	Roof: <b>(Other) Remarks</b>
WF Features:	Rental Equipm.: <b>None</b>	Flooring: <b>Wood, Ceramic/Marble</b>

Easement/Restrict.: **Sub.Div. Covenants, Conservation Regs**

**Inclusions** dishwasher, fridge, stove, microwave, washer, dryer, central vac, air conditioner, garbage compactor  
**Exclusions** none

Bedrooms: <b>3+2</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>No</b>	Garage: <b>Yes</b> Property Manager:
Rental Income:	Road: <b>Private</b>	Survey: <b>No</b>	Waterfront: <b>No</b>
Yr. Built: <b>2007</b>			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	26'6 X 15'5	2ND FLOOR	MASTER BEDROOM	13'2 X 26'
MAIN FLOOR	KITCHEN	13'10 X 26'5	MAIN FLOOR	FOYER	16'10 X 8'
MAIN FLOOR	DINING NOOK	13'9 X 10'8	MAIN FLOOR	OTHER	12 X 9' (MUD RM)
MAIN FLOOR	DINING ROOM	12'6 X 13'5	2ND FLOOR	ENSUITE (2 to 6 pcs)	4 PC
MAIN FLOOR	DEN/OFFICE	8'5 X 13'	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	10'5 X 23'6	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
2ND FLOOR	BEDROOM	9'10 X 23'6			

Assessment: <b>\$</b>	Taxes: <b>\$0 (2008)</b>
Condo Fee:	Mobile/Leased Land F:
Listing Office: <b>Royal LePage All Real Estate Services Ltd., Brokerage</b>	Listing Office:



Compliments of: **KAREN WILLISON, Sales Person: 705-888-0075**  
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All data is subject to Errors, Omissions or revisions and is not warranted. (2-JUN-2009 13:00 EDT)