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HERITAGE CORNERS

162 Settlers Way #29 , The Blue Mountains

Easy living in the heart of Blue Mountain recreation! A Heritage Corners townhouse with 2 bedrooms on the main floor. Bright kitchen with plenty of storage and a sit up breakfast bar. Living room/dining area with wood fireplace and walk-out to patio looking out at the ski hills and overlooking the outdoor pool and tennis courts. The fully finished basement with barn-board details has a large family room with a gas fireplace, second 3 piece bathroom with a sauna (great for apres ski), laundry and den. Close to the Village at Blue Mountain. The North Chair is only a 5min. walk. Condo fees include great recreational facilities with a seasonal outdoor pool, tennis courts, and a games room. Great as a permanent residence or as a vacation home. Call today for more details and to book your private showing!

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162 SETTLERS WAY #29**The Blue Mountains, ON L9Y 0M4
Grey County/ Blue Mountains (The)/****Residential/ Condo/ For Sale
Active****Price: \$449,000.00**

MLS® #: **243467**
 List Date: **06-Feb-2020**
 Bedrooms (AG/BG): **2 (2/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**

Type: **Townhouse**
 Style: **1 Storey, Stacked Townhouse - ground**
 Sqft Above Grade: **818**
 Sq Ft Finished: **1,518**
 Sq Ft Source: **Other**
 Sq Ft. Unfinished

New Construction: **No**
 Title/Ownership: **Condominium**
 # Rooms: **8**
 Recreational: **Yes**
 Year Built/Desc: **1989/ Completed / New**

Fronting On: **South**
 Access: **Municipal road, Year Round**
 Driveway Spaces/Type: **1/ Private Single Wide, Visitor Parking/ Asphalt**
 Waterfront: **No**
 WF Exposure:

Leased Land Fee:

Public Remarks: Easy living in the heart of Blue Mountain recreation! A Heritage Corners townhouse with 2 bedrooms on the main floor. Bright kitchen with plenty of storage and a sit up breakfast bar. Living room/dining area with wood fireplace and walk-out to patio looking out at the ski hills and overlooking the outdoor pool and tennis courts. The fully finished basement with barn-board details has a large family room with a gas fireplace, second 3 piece bathroom with a sauna (great for apres ski), laundry and den. Close to the Village at Blue Mountain. A close walk to The North Chair. Condo fees include great recreational facilities with a seasonal outdoor pool, tennis courts, and a games room. Great as a permanent residence or as a vacation home. Call today for more details and to book your private showing!

Directions: County Road 19 to Heritage to Settlers Way to 162 Settlers Way.

Interior Features
 Built-In Appliances, Carbon Monoxide Detector, Central Vacuum, Sauna, Smoke Detector
 Basement: **Full/ Fully Finished/**
 Heat Primary/Sec: **Forced Air-Gas, Natural Gas/ Fireplace-Propane, Fireplace-Wood**
 HVAC: **None**
 Under Contract/Rental Items: **None**
 Fireplace: **Fireplace Insert, Natural Gas, Wood**
 Foundation: **Poured Concrete**
 Plumbing Age:

Exterior Features
 Add'l Monthly Fees: **None**
 Exposure: **Community, Outdoor**
 Exterior Finish: **Wood**
 Restrictions: **Subdivision Covenants**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone, Underground Wiring**
 Topography: **Dry, Level**
 Roofing: **Asphalt**
 Water/Supply Type: **Municipal/**
 Exterior Features: **Patio(s), Tennis Court, Year-Round Living**
 Site Influences: **Golf, Shopping Nearby, Skiing, Trails**
 Alternative Power:
 Yr Roof Surface Replaced:
 Sewage: **Municipal Sewers**

Inclusions/Exclusions

Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Central Vac, Hot Water Tank Owned, Smoke Detector, Window Coverings

Exclusions: None

Condominium

Condo Name: **Heritage Corners**
 Condo Corp.#: **Grey Condo Plan 38**
 Condo Corp. Yr End: **31-Oct-2020**
 Laundry Access:
 Parking Type #1:
 Condo Amenities:
 Included In Costs:
 Property Mgr/Phone: **Shore to Slope/ 7054445139**
 Fee Remarks:
 Status Certificate/Date: /
 Locker #/Info: / **None**
 Parking Type #2:
 Pets Permitted: **Yes**
 Sublease: **No**
 Pets Permitted: **Yes**
 Priv Entrance:

BBQs Permitted, Games Room, Pool, Tennis Court, Visitor Parking, Year Round Living Building Maintenance, Common Elements, Garbage Removal, Ground Maintenance/Landscaping, Management, Parking, Snow Removal, Windows

Tax Information

Roll#: **424200000324639**
 Pin#: **378380026**
 Assessment \$/Year: **\$167,000/2016**
 Legal Description: **UNIT 26 LEVEL 1 GREY CONDOMINIUM PLAN NO. 38 PT BLK 80 & 83 PL 1068 DESIGNATED AS PT 1 & 3 16R3828 MORE FULLY DESCRIBED IN DECLARATION NO. R307588; THE BLUE MOUNTAINS**
 Local Improve Fee/Comments /
 Zoning: **RES**
 Survey/Year: **No**
 Taxes/Year: **\$1,502/ 2019**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Living Room/Dining Room	M	17'4"x13'5"	Carpet Wall-to-Wall, Fireplace, Open Concept, Sliding doors, Walkout to Balcony/Deck
Kitchen	M	8'10"x12'4"	Open Concept
Master Bedroom	M	11'1"x8'11"	Carpet Wall-to-Wall
Bedroom	M	10'1"x9'19"	Carpet Wall-to-Wall
Bathroom	M		3-Piece
Family Room	L	27'5"x13'7"	Carpet Wall-to-Wall, Fireplace
Den	L	10'5"x8'10"	Carpet Wall-to-Wall
Bathroom	L		3-Piece

Royal LePage Locations North (Collingwood), Brokerage

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LOCATIONS NORTH
 BROKERAGE

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