



THE CHRIS KELEHER TEAM

Real Estate Done Differently



NORTH CREEK RESORT

806 - 796468 Grey Road 19, The Blue Mountains

Main floor studio unit backing onto the slopes and creek in building 8(St. Moritz). Fully furnished and equipped this unit comfortably sleeps four. Has California shutters and a private deck looking out to the creek area and hills. Steps to chair lift and hiking trails.

This resort has a convenient shuttle to the Blue Mountain Village and is a few minutes drive to the beautiful Northwinds Beach on Georgian Bay! Use as an investment property and generate great 4 season income in this high demand area! Resort amenities include year round outdoor hot tub, outdoor pool (summer months), tennis courts, Thai restaurant, lounge, guest laundry, and shuttle. 1% Blue Mountain Village Association(BMVA) fee applicable on closing. Annual BMVA dues. HST may be applicable.

Monthly condo fee \$429.59; includes water & sewer, outside property maintenance, outside insurance, and a Rogers Cable TV package. Currently part of a HOA and self-managed rental program. There are great rental management programs as well if you do not want to be hands on. Lots of upgrades including efficient ac/heating unit, Ecobee thermostat and convenient wifi front door lock.

Offer presentation scheduled for Tuesday September 15th at 4pm.
Contact us for more information, and to book your own private tour.

www.ChrisKeleher.ca

796468 19 GREY Road Unit #806, The Blue Mountains, Ontario L9Y ON6

Listing

Client Full

796468 19 GREY Rd #806 The Blue Mountains

MLS® #: 40016445

Active / Residential

Price: **\$329,000**



Grey/Blue Mountains/Blue Mountains

1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	1	1	1

Beds: **1 (1 + 0)**
 Baths: **1 (1 + 0)**
 SF Total: **463/Other**
 SF Range: **0 to 500**
 Abv Grade Fin SF: **463.00/Other**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$734/2020**
 Condo Fee/Freq: **429.59/Monthly**

Remarks/Directions

Public Rmks: **Main floor studio unit backing onto the slopes and creek in building 8(St. Moritz). Fully furnished and equipped this unit comfortably sleeps four. Has California shutters and a private deck looking out to the creek area and hills. Steps to chair lift and hiking trails. This resort has a convenient shuttle to the Blue Mountain Village and is a few minutes drive to the beautiful Northwinds Beach on Georgian Bay! Use as an investment property and generate great 4 season income in this high demand area! Resort amenities include year round outdoor hot tub, outdoor pool (summer months), tennis courts, Thai restaurant, lounge, guest laundry, and shuttle. 1% Blue Mountain Village Association(BMVA) fee applicable on closing. Annual BMVA dues. HST may be applicable. Monthly condo fee \$429.59; includes water & sewer, outside property maintenance, outside insurance, and a Rogers Cable TV package. Currently part of a HOA and self-managed rental program. There are great rental management programs as well if you do not want to be hands on. Lots of upgrades including efficient ac/heating unit, Ecobee thermostat and convenient wifi front door lock. Contact for a brochure with a full list. Offer presentation scheduled for Tuesday September 15th at 4pm. Contact for more information, floor plans, upgrades list, and to book your own private tour.**

Directions: **Grey Rd 19 just past Blue Mountain Inn and Toronto Ski Club**

Common Elements

Assoc Amenities: **Community BBQ, Pool, Tennis Court, Visitor Parking**
 Assoc Fees: **\$430/Monthly**
 Assoc Fee Incl: **Building Insurance, Building Maintenance, Cable TV, Common Elements, Ground Maintenance/Landscaping, Private Garbage Removal, Property Management Fees, Snow Removal, Water**
 Assoc Fee Rmrks:
 Prop Mgmt Co: **Shore to Slope**
 Prop Mgt Contact: **/705-444-5139**
 Building Name: **North Creek Resort @ Blue**

Pets Allowed: **Restricted**
 Locker: **Exclusive/806**

Condo Corp #: **37**
 Condo Corp Yr End:
 Status Certificate:

Exterior

Exterior Feat: **Balcony**
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **1991//Estimated**
 Property Access: **Municipal Road, Paved Road, Year Round Road**
 Pool Features:
 Parking Features: **Unassigned Parking, Visitor Parking, Asphalt Driveway, Outside/Surface/Open**
 Parking Spaces:
 Garage Sp/Desc:
 Water Source: **Municipal**
 Lot Size:
 Area Influences: **Beach, Golf, Landscaped, Rec./Community Centre, River/Stream, Skiing, Trails**
 View: **Hills, Trees/Woods**
 Topography: **Hillside, Sloping**
 Restrictions: **Subdiv. Covenant**

Foundation: **Unknown**
 Roof: **Asphalt Shingle Attached**
 Prop Attached:
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Carport Sp:
 Sewer: **Sewer (Municipal)**
 Driveway Spaces: **0**
 Acres Rent:
 Acres Range:
 Retire Com:
 Fronting On:

Interior

Interior Feat: **None**
 Basement: **None**
 Laundry Feat: **Coin Operated, Common Area**
 Cooling: **Wall Unit**
 Heating: **Wall Furnace**
 Under Contract: **Hot Water Heater**
 Inclusions: **Dishwasher, Microwave, Refrigerator, Stove, Window Coverings**
 Add Inclusions: **Fully furnished and equipped.**
 Exclusions: **Staging items.**

Contract Cost/Mo:

Brokerage Information

List Brokerage: **Royal LePage Locations North (Collingwood), Brokerage**
 Source Board: **Southern Georgian Bay**

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Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms

MLS® #: 40016445

Room	Level	Dimensions	Dimensions (Convert)	Room Features
Bedroom	Main	12 x 9.8	3.66 M x 3.05 M	
Bathroom	Main			4-Piece
Kitchen	Main	9.8 x 8	3.05 M x 2.44 M	
Living Room	Main	11.07 x 10.2	3.35 M x 3.05 M	

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LOCATIONS NORTH
 BROKERAGE

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