Price:	**$699,000**	MLS® #:	**20094176**
Status:	**Active**		

Address:	**23 BUCKINGHAM BLVD**
City:	**CLEAR, LAY 3Y9**
Side of Road:	**East**
PEA / Body of Water:	**BUCKINGHAM WOODS/GEORGIAN BAY**

Elem Schlep:	**NOTTAWAY/MT VIEW**
Sec. School:	**CHI/VANIER**

Lot Size:	**168 OX 151`**	District:	**CL**
Water Frontage:		Sub-Dist:	**NT**
SQ.FT. above:	**4,100**	Zoning:	**RES**
Total Finished Sift:	**4100**		

Possession:	**TAB**

Overview Magnificent home/chalet in immaculate condition. 5 mines to Osler Ski Club,Golf Club,Blue Man Intrawest Village. 4100 sq.ft of living space we/4 brims,2 we/enquires,exercise ram,walkout to hot tub & extensive cedar deck.Living ram features vaulted pine ceilings,brick if/place.Extensive wood & slate floors(heated).Granite counters in kitchen,new baths,main for living we/2nd for perfect for entertaining.Brick interlock circular driveway,estate setting.New roof venting,new insulation,newer windows,new roof rebuilt,ice shield,shingles 2009 on main house & garage.New (5 yr) septic system,winter season rented. Buyer can close & assume winter tenant or close April 30, 2010.Move in and enjoy.

Directions Sixth Street to Buckingham Woods

Type:	**Single Family**	HVAC:	**Propane, Forced Air, Conditioning**	Exterior:	**Stone, Stucco**
Style:	**2 Storey**	Garage Type:	**Detached, Double**	Driveway:	**Interlocking, Circular, Private**
Title to Land:	**Freehold**	Water:	**Well, Community**	Found/Basement:	**Concrete, Block, Crawl**
Property Size:	**0.5 -0.99 Acres**	Sewer:	**Septic**	Features:	**Deck/Patio, Central Air, Fireplace(s)/Woodstove, Ensuite**
Land Features:	**Landscaped, Wooded/Treed**	Services:	**Electricity, Telephone, Cable, Natural gas, High Speed Internet**	Roof:	**Asphalt Shingle**
WE Features:		Rental Equip.:	**None**	Flooring:	**Carpet, Wood**

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

Inclusions Dishwasher,fridge,stove,microwave,washer,dryer,window coverings,water softener,hot tub,storage shed,garage door opener

Exclusions

Bedrooms:	**4**	Sign:	**No**	UFFI:	**NO**	Add.Mo/Yr Fee:	**NO**
Bathrooms:	**4 \ 1**	Lockbox:	**Yes**	SPIS:	**No**	Garage:	**Yes**
Rental Income:	**POTENTIAL**	Road:	**Public**	Survey:	**No**	Waterfront:	**No**
Yr.Built:	**1987**						

Property Manager:

Floor	Room	Size	Floor	Room	Size
2ND FLOOR	FAMILY ROOM	23 X 19.7`	2ND FLOOR	MASTER BEDROOM	16 X 17.8`
2ND FLOOR	LIVING ROOM	20.7 X 17.5`	MAIN FLOOR	FOYER	4 X 15`
MAIN FLOOR	KITCHEN	18.11 X 8`	MAIN FLOOR	REC ROOM	26 X 12`
MAIN FLOOR	DINING ROOM	18.11 X 15.5`	2ND FLOOR	REC ROOM	16 X 8`
MAIN FLOOR	BEDROOM	14 X 14.2`	MAIN FLOOR	ENSUITE (2 to 6 pcs)	3 PC
MAIN FLOOR	BEDROOM	11.7 X 18.2`	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	11.7 X 23`	2ND FLOOR	ENSUITE (2 to 6 pcs)	3 PC

Assessment:	**$**	Taxes:	**$4606 (2008)**
Condo Fee:		Mobile/Leased Land F:	
Listing Office:	**RE/MAX Four Seasons Realty Ltd., Brokerage**	Listing Office:	

Compliments of: **JEAN ROWE, Sales Person: 705-444-4035**
E-mail: **jean.rowe@rogers.com**
Company Name: **RE/MAX FOUR SEASONS REALTY LTD., BROKERAGE: 705-445-8500**

All data is subject to Errors, Omissions or revisions and is not warranted. (1-SEP-2009 19:12 EDT)