



Price: \$489,000	MLS® #: 20102405
Status: Active	
Address: 131 JAMES ST	
City: THE BLUE MOUNTAINS, L9Y 3Z2	
Side of Road: North	
PKA / Body of Water: HIDDEN LAKE/GEORGIAN BAY	
Elem Schl: THORNBURY	
Sec. School: MEAFORD	
Lot Size: 130 X 200'	District: TB
Water Frontage:	Sub-Dist: CA
SQ.FT. above: 2,600	Zoning: R-3
Total Finished SqFt: 2600	
Possession: TBA	

Overview Private raised bungalow, open concept living w/cathedral ceilings, hardwood flrs on main flr, gas f/place. Patio door to deck overlooking treed area. Lots of windows. Bright & cheery. Lower level features walk-out, woodburning f/p stove. Rough-in for kitchen. 2-car att'd garage w/inside entry. Municipal water & septic. Internet-Rogers cable. Alarm system monitored. Only mins to skiing at Blue of The Peaks, beach at Craighleith. All furnishings negotiable.

Directions Hwy 26 west to Hidden Lake Rd

Type: Single Family	HVAC: Natural Gas, Forced Air	Exterior: Wood
Style: Bungalow - Raised	Garage Type: Attached, Double, Inside Entry	Driveway: Gravel, Double, Private
Title to Land: Freehold	Water: Municipal	Found/Basement: Concrete, Fully Finished
Property Size: Under 0.5 Acres	Sewer: Septic	Features: Deck/Patio, Gas Fireplace
Land Features: Landscaped	Services: Electricity, Telephone, Cable, Natural gas, Garbage, High Speed Internet	Roof: Asphalt Shingle
WF Features:	Rental Equipm.: None	Flooring: Carpet, Wood

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

Inclusions dishwasher, fridge, stove, washer, dryer, window coverings
Exclusions none

Bedrooms: 2+2	Sign: Yes	UFFI: NO	Add.Mo/Yr Fee: NO
Bathrooms: 2 \	Lockbox: Yes	SPIS: No	Garage: Yes Property Manager:
Rental Income: POTENTIAL	Road: Public	Survey: No	Waterfront: No
Yr.Built: 1995			

Floor	Room	Size	Floor	Room	Size
LOWER LEVEL	FOYER	29.6 X 19.6'	MAIN FLOOR	BEDROOM	12.8 X 8'
MAIN FLOOR	LIVING ROOM	7.6 X 6.6'	MAIN FLOOR	MASTER BEDROOM	13 X 12'
MAIN FLOOR	LIV/DIN COMBINATION	30 X 18.10'	LOWER LEVEL	LAUNDRY	
MAIN FLOOR	KITCHEN	14.6 X 7.6'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
LOWER LEVEL	BEDROOM	14.5 X 10.3'	LOWER LEVEL	BATH (# pieces 1-6)	4 PC
LOWER LEVEL	BEDROOM	14.5 X 10.3'			

Assessment: **\$** Taxes: **\$3300 (2009)**

Condo Fee: Condo Corp Year End: 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. (19-MAY-2010 09:53 EDT)