



Price: \$369,000	MLS@ #: 20103871
Status: Active	PID #:
	Roll #: 424200000505600000
Legal Descr.: PL 807 LT 14	
Address: 106 HAMLET RD	
City: THE BLUE MOUNTAINS, L9Y 3Z2	
Side of Road: West	
PKA / Body of Water: SWISS MEADOWS/GEORGIAN BAY	
Elem Schl: THORNBURY	
Sec. School: MEAFORD	
Lot Size: 100 X 156'	District: TB
Water Frontage: 	Sub-Dist: BM
SQ.FT. above: 1,536	Zoning: RES
Total Finished SqFt: 1536	Occupancy: Owner
List.Date: 14-JUL-2010	Possession: TBA
	Exp.Date: 31-DEC-2010

Directions Scenic Caves Road to Swiss Meadows Blvd. to Hamlet
Show.Instr.

Type: Single Family	HVAC: Electric, Baseboard	Exterior: Wood, Stucco
Style: 2 Storey	Garage Type: None	Driveway: Gravel
Title to Land: Freehold	Water: Municipal	Found/Basement: Block, Slab, None
Property Size: Under 0.5 Acres	Sewer: Septic	Features: Deck/Patio, Fireplace(s)/Woodstove, Ensuite, Main Floor Family Room, Furnished
Land Features: Partial Landscaped, Wooded/Treed	Services: Electricity, Telephone, Garbage	Roof: Asphalt Shingle
WF Features: 	Rental Equipm.: None	Flooring: Carpet, Cushion/Tile/Lino

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

Inclusions fridge, stove, washer, dryer, window coverings, storage shed
Exclusions none
Remarks Private treed setting in Swiss Meadows. Freshly painted exterior & interior. Many upgrade features, new eavestrough, gravel driveway, wrap-around deck. 3 bdrms, 2 baths, wall-to-wall brick wood burning f/place in main flr liv rm, sauna. Master bdrm w/ensuite & cedar-lined closet. Upstairs door knobs from Antebellum Hotel in Georgia. Heat removal system in attic for cooling. Fridge, stove, washer, dryer, all quality furnishing, bedding, pictures. A true turn-key. Simply enjoy. Recently shingled 2006.

Price Changes

Bedrooms: 3	Sign: Yes	UFFI: NO	Add.Mo/Yr Fee: NO
Bathrooms: 2 \	Lockbox: Yes	SPIS: No	Garage: No Property Manager:
Rental Income: POTENTIAL	Road: Public	Survey: Yes	Waterfront: No
Yr.Built: 0			

Floor	Room	Size	Floor	Room	Size
2ND FLOOR	FAMILY ROOM	16 X 9'	2ND FLOOR	MASTER BEDROOM	14 X 16'
MAIN FLOOR	LIVING ROOM	18 X 18'	MAIN FLOOR	FOYER	13 X 5'
MAIN FLOOR	KITCHEN	13 X 12'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	10 X 8'	2ND FLOOR	ENSUITE (2 to 6 pcs)	3 PC
2ND FLOOR	BEDROOM	9 X 7'			

Assessment: **\$** Taxes: **\$1832 (2009)**

Condo Fee: Condo Corp Year End: Mobile/Leased Land F:

Seller Name: **ROBERT A. WATSON** Home Tel.: Bus.Tel.:

Listing Office: **RE/MAX Four Seasons Realty Ltd., Brokerage 705 445-8500 (FAX: 705 445-4574)** Listing Agent: **JEAN ROWE 705-444-4035 jean.rowe@rogers.com**

SP: **2.5% + tax**

All data is subject to Errors, Omissions or revisions and is not warranted. (30-JUL-2010 11:18 EDT)