



Price: \$329,700	MLS® #: 20104237
Status: Active	PID #:
	Roll #: 433104000216160000
Legal Descr.: SCP 294 UNIT 33 LEVEL 1	
Address: 70 GREEN BRIAR DR	
City: COLLINGWOOD, L9Y 4T9	
Side of Road: North	
PKA / Body of Water: CRANBERRY/GEORGIAN BAY	
Elem Schl: MTN VIEW	
Sec. School: CCI/VANIER	
Lot Size: CONDO	District: CO
Water Frontage: 	Sub-Dist: CW
SQ.FT. above: 1,150	Zoning: MR6
Total Finished SqFt: 2300	Occupancy: Owner
List.Date: 06-AUG-2010	Possession: TBA-IMMEDIATE
	Exp.Date: 31-DEC-2010

Directions Hwy 26 West to Cranberry Trail to Greenbriar
Show.Instr.

Type: Condominiums	HVAC: Natural Gas, Forced Air, Air Conditioning	Exterior: Alum/Vinyl
Style: Bungalow - Raised	Garage Type: Attached, Single, Inside Entry	Driveway: Paved, Single
Title to Land: Condominium Act	Water: Municipal	Found/Basement: Concrete, Full, Fully Finished
Property Size: 1.0 -2.99 Acres	Sewer: Municipal	Features: Parkland/Golf Course, Deck/Patio, Central Air, Central Vacuum, In-Ground Pool, Ensuite, Gas Fireplace, Main Floor Master
Land Features: Landscaped	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
WF Features:	Rental Equipm.: Water Heater	Flooring: Carpet, Ceramic/Marble

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

Inclusions dishwasher,fridge,stove,washer,dryer,window coverings
Exclusions none
Remarks Upscale neighbourhood, semi detached condo living bungalow with full finished basement. Large spacious rooms, 3 full baths, open concept living area with cathedral ceilings. Gas heat, A/C, central vac, deck, attached single car garage with inside entry. Kitchen has an extended counter top for bar stools, separate dining room. Full finished lower level, bright open concept with 2 bedrooms, full bath and familyroom. A perfect weekend retreat or full time residence. Home shows in NEW CONDITION. Hardy used. Most furnishings available as a separate negotiation. 5 minutes to Blue Mountain & ski hills. Steps to Georgian Trail. Swim pool as part of condo fee amenity.

Price Changes

Bedrooms: 2+2	Sign: No	UFFI: NO	Add.Mo/Yr Fee: NO
Bathrooms: 3 \	Lockbox: Yes	SPIS: No	Garage: Yes Property Manager: PROGUARD
Rental Income: POTENTIAL	Road: Public	Survey: No	Waterfront: No
Yr.Built: 2005			

Floor	Room	Size	Floor	Room	Size
LOWER LEVEL	FAMILY ROOM	16 X 29'	LOWER LEVEL	BEDROOM	10.8 X 16.8'
MAIN FLOOR	LIVING ROOM	12.6 X 19'	MAIN FLOOR	MASTER BEDROOM	13 X 15'
MAIN FLOOR	KITCHEN	10 X 10'	LOWER LEVEL	LAUNDRY	
MAIN FLOOR	DINING ROOM	11 X 11'	MAIN FLOOR	ENSUITE (2 to 6 pcs)	4 PC
MAIN FLOOR	BEDROOM	14 X 10'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	9 X 13.6'	LOWER LEVEL	BATH (# pieces 1-6)	3 PC

Assessment: **\$** Taxes: **\$3134 (2010)**

Condo Fee: **293** Condo Corp Year End: **MARCH 30** Mobile/Leased Land F:

Seller Name: **MICHAEL ANTHONY COURTNEY** Home Tel.: Bus.Tel.:
 Seller Name: **PATRICIA ANN COURTNEY** 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. (23-AUG-2010 20:24 EDT)