



|                                                           |                         |
|-----------------------------------------------------------|-------------------------|
| Price: <b>\$759,000</b>                                   | MLS® #: <b>20114378</b> |
| Status: <b>Active</b>                                     |                         |
| Address: <b>143 BIRCH VIEW TRAIL</b>                      |                         |
| City: <b>THE BLUE MOUNTAINS, L9Y 0M1</b>                  |                         |
| Side of Road: <b>South</b>                                |                         |
| PKA / Body of Water: <b>TYROLEAN VILLAGE/GEORGIAN BAY</b> |                         |
| Elem Schl: <b>THORNBURY</b>                               |                         |
| Sec. School: <b>MEAFORD</b>                               |                         |
| Lot Size: <b>120 X 300'</b>                               | District: <b>TB</b>     |
| Water Frontage:                                           | Sub-Dist: <b>BM</b>     |
| SQ.FT. above: <b>4,612</b>                                | Zoning: <b>RES</b>      |
| Total Finished SqFt: <b>4612</b>                          |                         |
| Possession: <b>TBA</b>                                    |                         |

**Overview** DUPLEX; Each chalet has 7 bedrooms and 2 baths, come completely furnished, newer appliances, gas washer and dryer, newer kitchen cupboards, Corian counter tops. New deck 2011, new bathrooms. Many upgrades; list in LBO. Shows great. New steel roof. Large wide hallway with ceramic tiles. Very private rear yard, treed ravine, overhead lighting. Owner resides in one-half of chalet and the other is rented at \$1700 per month. Great investment opportunity.

**Directions** BROOKER TO BIRCHVIEW TRAIL

|                                                |                                                                                           |                                                                                                                      |
|------------------------------------------------|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Type: <b>Single Family</b>                     | HVAC: <b>Baseboard, Hot Water</b>                                                         | Exterior: <b>Wood</b>                                                                                                |
| Style: <b>Chalet, 2 Storey</b>                 | Garage Type: <b>None</b>                                                                  | Driveway: <b>Paved</b>                                                                                               |
| Title to Land: <b>Freehold</b>                 | Water: <b>Municipal</b>                                                                   | Found/Basement: <b>Block, Crawl</b>                                                                                  |
| Property Size: <b>1.0 -2.99 Acres</b>          | Sewer: <b>Septic</b>                                                                      | Features: <b>Deck/Patio, Central Air, Fireplace(s)/Woodstove, Main Floor Laundry, Inground Sprinklers, Furnished</b> |
| Land Features: <b>Landscaped, Wooded/Treed</b> | Services: <b>Electricity, Telephone, Cable, Natural gas, Garbage, High Speed Internet</b> | Roof: <b>Metal</b>                                                                                                   |
| WF Features:                                   | Rental Equipm.: <b>None</b>                                                               | Flooring: <b>Carpet, Cushion/Tile/Lino, Ceramic/Marble</b>                                                           |

Easement/Restrict.:

**Inclusions** dishwasher, fridge, stove, microwave, washer, dryer, air conditioner, window coverings, storage shed  
**Exclusions** stainless steel fridge, 50 in TV(x2)

|                                 |                     |                   |                                     |
|---------------------------------|---------------------|-------------------|-------------------------------------|
| Bedrooms: <b>14</b>             | Sign: <b>Yes</b>    | UFFI: <b>NO</b>   | Add.Mo/Yr Fee: <b>NO</b>            |
| Bathrooms: <b>4 \</b>           | Lockbox: <b>No</b>  | SPIS: <b>No</b>   | Garage: <b>No</b> Property Manager: |
| Rental Income: <b>POTENTIAL</b> | Road: <b>Public</b> | Survey: <b>No</b> | Waterfront: <b>No</b>               |
| Yr.Built: <b>1977</b>           |                     |                   |                                     |

| Floor      | Room           | Size      | Floor      | Room                | Size      |
|------------|----------------|-----------|------------|---------------------|-----------|
| 2ND FLOOR  | LIVING ROOM    | 26 X 27'  | MAIN FLOOR | LAUNDRY             |           |
| 2ND FLOOR  | KITCHEN        | 12 X 15'  | MAIN FLOOR | BEDROOM             | 10 X 9'   |
| 2ND FLOOR  | DINING ROOM    | 12 X 10'  | MAIN FLOOR | BEDROOM             | 9.10 X 7' |
| MAIN FLOOR | BEDROOM        | 10 X 8.6' | MAIN FLOOR | BEDROOM             | 10 X 11'  |
| MAIN FLOOR | BEDROOM        | 7 X 8.6'  | MAIN FLOOR | BATH (# pieces 1-6) | 4 PC      |
| MAIN FLOOR | BEDROOM        | 10 X 9'   | MAIN FLOOR | BATH (# pieces 1-6) | 4 PC      |
| MAIN FLOOR | MASTER BEDROOM | 10 X 12'  | MAIN FLOOR | BATH (# pieces 1-6) | 3 PC (X2) |

Assessment: **\$** Taxes: **\$3010 (2011)**

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**  
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 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. (17-AUG-2011 14:59 EDT)