



Price: \$775,000	MLS® #: 20120099		
Status: Active	PIN #:		
	Roll #: 4242000016103000000		
Legal Descr.:	LOT 9 PLAN 395 THE BLUE MOUNTAINS, COUNTY OF GREY		
Address:	52 COTTAGE AVE		
City:	THE BLUE MOUNTAINS, N0H 2P0		
Side of Road:	North		
PKA / Body of Water:	/GEORGIAN BAY		
Elem Schl:	THORNBURY		
Sec. School:	MEAFORD		
Lot Size:	69 X 120	District:	TB
Water Frontage:	69.00	Sub-Dist:	TC
SQ.FT. above:	1,725	Zoning:	RES
Total Finished SqFt:	1725	Occupancy:	Owner
List.Date:	05-JAN-2012	Possession:	TBA
		Exp.Date:	30-MAY-2012

Directions	Hwy 26 to Mill to Cottage West to Cottage		
Show.Instr.	Call listing office		
Type:	Single Family	HVAC:	Electric, Baseboard, Forced Air, Air Conditioning
Style:	Bungalow - Ranch	Garage Type:	None
Title to Land:	Freehold	Water:	Municipal
Property Size:	Under 0.5 Acres	Sewer:	Municipal
Land Features:	Landscaped, Fenced, Wooded/Treed, View	Services:	Electricity, Telephone, Cable, Natural gas, Garbage, High Speed Internet
WF Features:	Waterfront, Beach, Winterized	Rental Equipm.:	None
Exterior:	Alum/Vinyl		
Driveway:	Paved, Private		
Found/Basement:	Block, Crawl		
Features:	Deck/Patio, Central Air, In-Ground Pool, Fireplace (s)/Woodstove, Ensuite, Main Floor Laundry, Main Floor Master		
Roof:	Asphalt Shingle		
Flooring:	Wood, Ceramic/Marble		

Easement/Restrict.:

Inclusions	Pool House, Cabana, Dishwasher, Fridge, Stove, Window Coverings, Pool equipment
Exclusions	None
Remarks	Location, Location, Location!! Waterfront cottage/home right in desirable Thornbury within steps to park and harbour and short stroll to downtown shops and restaurants. Cottage has been extensively renovated over past 5 years including a master addition with ensuite, walk-in closet and private patio. 2 good sized guest rooms with updated shared bath with heated floors and fabulous shower. The living area offers a wood burning fireplace and great views to the water and the escarpment. Spacious kitchen/dining room with adjacent sun room and walk-out to patio and in-ground pool with gazebo. The beach area has sand and gorgeous views to the mountain. All new flooring throughout, vaulted ceilings in living area, master and guestrooms, double glazed new windows except in sun room, new high efficiency electric furnace (gas is available). This is truly a move-in cottage or home.
Price Changes	

Bedrooms:	3	Sign:	Yes	UFFI:	NO	Add.Mo/Yr Fee:	NO
Bathrooms:	2 \ 1	Lockbox:	Yes	SPIS:	No	Garage:	No Property Manager:
Rental Income:		Road:	Public	Survey:	Yes	Waterfront:	Yes
Yr.Built:	0						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	14'5 X 17'2	MAIN FLOOR	OTHER	9' X 15' SUNROOM
MAIN FLOOR	KITCHEN	9'3 X 13'9	MAIN FLOOR	LAUNDRY	
MAIN FLOOR	DINING ROOM	9'3 X 11'	MAIN FLOOR	BATH (# pieces 1-6)	2 PCS
MAIN FLOOR	BEDROOM	10' X 11'3	MAIN FLOOR	BATH (# pieces 1-6)	3 PCS
MAIN FLOOR	BEDROOM	10'6 X 11'6	MAIN FLOOR	OTHER	4 PCS ENSUITE
MAIN FLOOR	MASTER BEDROOM	15'6 X 12'			

Assessment: \$ Taxes: **\$6800 (2012)**

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

Seller Name: **IRIS JEAN MITTEN** Home Tel.: Bus.Tel.:

Listing Office: **CENTURY 21 Offord Realty Ltd., Brokerage (Thornbury) 519 599-3300 (FAX: 519 599-2368)** Listing Agent: **MARILYN DOUGLAS - sue.marilyn@propertiesofbluemountain.com**
 Listing Agent: **SUSAN M. BOADWAY - sue.marilyn@propertiesofbluemountain.com**

SP: **2.5%+HST**

All data is subject to Errors, Omissions or revisions and is not warranted. (7-JAN-2012 12:11 EST)