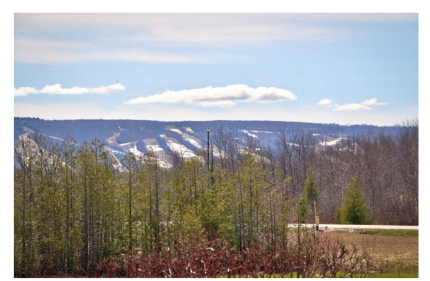


**133 Fairway Crescent**

Collingwood, ON

**\$249,900**



Welcome to 133 Fairway Crescent, #39!

Location, Location, Location. Recently updated this 3 bedroom 2 Bath condo is situated beside the 18th Fairway at Cranberry golf course, and offers fantastic views of Blue Mountain Ski Resort! Being sold partially furnished with 6 appliances, it's ready for immediate possession. Features include central air, central vac, 6 appliances, upper deck access off two bedrooms, and large interlocking patio just off the dining/living room area which is great for entertaining. Enjoy the large windows throughout year round to capture the views! Makes for a great weekend getaway, or full time residence. Amenities are extra. Contact for full list of inclusions. One of the Sellers is a licenced Real Estate Salesperson.

High Definition Video Property Tour at [133Fairway.ca](http://133Fairway.ca)

COLLINGWOOD • BLUE MOUNTAIN • CLEARVIEW • GREY HIGHLANDS • WASAGA • MEAFORD • TINY TOWNSHIP

**GREG SYROTA**  
BROKER

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**ROYAL LEPAGE**  
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Independently Owned and Operated, Brokerage

**Royal LePage Trinity Realty Inc.**  
560 First St, Collingwood, ON L9Y 1C1  
Office: 705-444-1420 ext. 245  
Cell: 705-446-8082  
[www.gregsyrota.com](http://www.gregsyrota.com)

# 133 Fairway Crescent

Collingwood, ON

# \$249,900



MLS® #: 1539156  
 Address: 133 FAIRWAY CRES # 39  
 City: COLLINGWOOD, L9Y 5B4  
 Lot Dimension/Acreage: CONDO  
 SQ.FT. above: 1,254  
 Possession: IMMEDIATE  
 Style: 2 Storey  
 Title to Land: Condominium Act  
 Property Size: Under 0.5 Acres  
 Land Features: Golf Course, Landscaped, View, Wooded/Treed  
 Exterior: Wood, Other  
 Heating/Mechanical: Central Air, Electric, Fireplace - Wood, Forced Air, Wood  
 Garage Type: None  
 Water: Municipal  
 Sewer: Municipal  
 Utilities/Services: Bus Service, Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Street Lights, Telephone  
 Rental Equipm.: Water Heater  
 Driveway: Mutual / Right of Way  
 Basement: Crawl

Interior Features: Central Vac, Jet Bath, Main Floor Laundry  
 Flooring: Carpet, Laminate  
 Access: Year Round Municipal Road, Year Round Private Road  
 Ext. Features: Balcony/Deck/Patio  
 Easements/Restrictions: Other  
 Bedrooms: 3  
 Bathrooms: 2 \\  
 Rental Income: POTENTIAL  
 Yr.Built: 1991  
 Taxes: \$2,328 (2014)  
 Condo Fee: 347

INCLUSIONS: Central Vacuum, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings / Jet Tub in ensuite in as is condition.

Directions: Dawson Dr to Fairway Cres to #39

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

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