

# Swiss Meadows Chalet



**145 Scandia Lane**

# At The Top of Blue



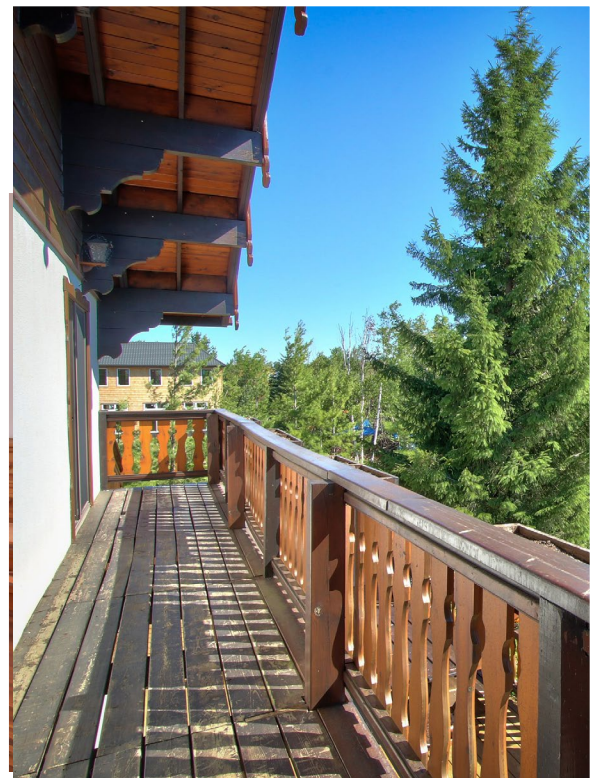


## SWISS MEADOWS CHALET AT

the top of Blue Mountain. Four bedrooms and 3.5 baths. Very well built spacious chalet, with solid oak doors, trim, hardwood flooring, and built in shelving. Very large deck with walk outs from the living room, plus a 3 season sun room. Walk outs from the master and guest bedrooms on the second floor, to

the balcony- The basement has a rec room/bedroom plus a sauna, 3 piece bath and a lot of storage space. The garage is double and attached, with a large workshop. The wood stove in the living room has been WETT certified. Chalet is located in a very nice location for 4 season recreation - Municipal

water. Most of the furniture is included in the offered price. Ready to move in and enjoy the coming ski season!



## Property Details

Address: 145 SCANDIA LANE  
 City: BLUE MOUNTAINS, N0H 2E0  
 Side of Road: North  
 Elem Schl: THORNBURY  
 Sec. School: MEAFORD  
 Lot Dimension/Acreage: 100 X 200'  
 SQ.FT. above: 2,144  
 Total SqFt Finished: 2500  
 Possession: 30 DAYS/TBA  
 Type: Single Family  
 Style: 2 Storey, Detached  
 Title to Land: Freehold  
 Land Features: Landscaped, Wooded/Treed  
 Access: Year Round Municipal Road  
 Accessory Buildings: None  
 Heating/Mechanical: Baseboard, Electric, Woodstove  
 Garage Type: Attached, Double, Inside Entry  
 Water: Municipal  
 Sewer: Septic  
 Utilities/Services: Cell Service, Electricity, Garbage Pickup, Internet-Other, Telephone  
 Rental Equipm.: None  
 Exterior: Stucco  
 Driveway: Double, Gravel, Private  
 Foundation: Block  
 Interior Features: Ensuite, Fireplace(s), Furnished  
 Roof: Asphalt Shingle  
 Flooring: Cushion/Vinyl/Lino, Wood  
 Ext. Features: Balcony, Deck  
 Bedrooms: 4+1  
 Bathrooms: 3 \ 1  
 Rental Income: POTENTIAL  
 Garage: Yes  
 Full Assessed Value: \$433000  
 Taxes: \$3899 (2015)

INCLUSION: furniture

Exclusions: see list for excluded furniture at the property.

Directions: Scenic Caves Rd. to Swiss Meadows to right on Scandia Lane to property right hand side.



Floor	Room	Size	Floor	Room	Size
MLEVEL	LIVIN	16.11' X 14.5'	2LEVEL	EBATH	6 PC
MLEVEL	DINRM	8.11' X 12.10'	2LEVEL	BATH	3 PC
MLEVEL	KITCH	11 X 6.7'	LLEVEL	BEDRM	14 X 13.6' (REC RM)
MLEVEL	BEDRM	14.5' X 8.11'	LLEVEL	STORE	17.7' X 14'
MLEVEL	BATH	3 PC	LLEVEL	LAUND	
2LEVEL	MBED	16.9' X 14.9'	MLEVEL	FOYER	11.6' X 5.3'
2LEVEL	BEDRM	14.7' X 14.1'	MLEVEL	SUNRM	
2LEVEL	BEDRM	9.10' X 8.10'			



## The Area

The **Niagara Escarpment** has been designated by the United Nations (UNESCO) as a World Biosphere Reserve; one of only 15 such designations in Canada. The Government of Ontario established the Niagara Escarpment Commission to protect, through legislation, this ecological jewel. Because of this area's sports and recreational opportunities, pristine water and proximity to the Greater Toronto and South Western Ontario urban areas, a control mechanism is required so that we and future generations can continue to enjoy this wonderful place.

The towns of **Durham, Mt Forest, Flesherton, Markdale, Dundalk & Shelburne** are all within 15 - 45 minutes of the property. All offer a variety of specialty food shops, supermarkets and restaurants; high end fashions, wineries, and home improvement stores, so you should be able to find everything you need and perhaps even what you don't need. The big box stores are located in **Owen Sound and Collingwood.**

**Hospitals:** Mt Forest, Markdale, Meaford, Owen Sound and Collingwood

**Downhill skiing:** The private Beaver Valley Ski Club as well as Blue Mountain offer skiing for all ages and levels.

**Outdoor activities:** Cycling, hiking on the Bruce Trail, snowshoeing, cross country skiing, snowmobiling, boating on the bay, with harbours in Meaford, Thornbury and Collingwood. Lake Eugenia, offers swimming and motorized sports in the summer. There are numerous canoe/kayak routes in the area. The Boyne River, Beaver River and Rocky Saugeen River, all travel through this area, and are renowned trout rivers, so fishing and fly fishing is another popular sport. There are also various great golf courses in the area, both private and semi private.