Prepared by: VALERIE COPELAND, Administrator
ROYAL LEPAGE RCR REALTY, BROKERAGE
14 - 75 First Street, Orangeville, ON L9W2E7 519-941-5151

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46 Mountainvew Rd **List: $849,000 For: Sale**
Mulmur Ontario L9V3H5
Mulmur Rural Mulmur Dufferin
SPIS: N **Taxes:** $4,452.00 / 2017 **DOM: 3**

Detached **Front On:** S **Rms:** 8 + 3
Backsplit 3 **Acre:** **Bedrooms:** 4
Washrooms: 3
2x4, 1x2

Lot: 154.26 x 324.5 Feet **Irreg:**
Parallelogram
Dir/Cross St: N On Airport Rd, West On Sr 15

MLS#: X4173519 **Contract Date:** 6/25/2018 **Possession:** 90 Days Or Tbd **PIN#:** 341130093

Kitchens:	1	**Exterior:**	Wood	**Zoning:**	
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	N
Basement:	Unfinished	**Gar/Gar Spcs:**	Attached / 2.0	**Hydro:**	Y
Fireplace/Stv:	Y	**Drive Park Spcs:**	4	**Gas:**	N
Heat:	Forced Air / Propane	**Tot Prk Spcs:**	6	**Phone:**	Y
A/C:	Central Air	**UFFI:**	No	**Water:**	Well
Central Vac:	Y	**Pool:**	None	**Water Supply:**	Dug Well
Apx Age:	6-15	**Energy Cert:**		**Sewer:**	Septic
Apx Sqft:	2500-3000	**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**	Grnbelt/Conserv, School	**Waterfront:**	None
POTL Mo Fee:		Bus Route, Skiing, Wooded/Treed		**Retirement:**	
Elevator/Lift:	N			**Oth Struct:**	
Laundry Lev:	Lower				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	21.09	x 11.58	Granite Counter	Vaulted Ceiling	W/O To Deck
2	Family	Main	19.09	x 15.58	Sunken Room	Stone Fireplace	Vaulted Ceiling
3	Br	Main	15.09	x 10.17	Vaulted Ceiling	W/I Closet	4 Pc Ensuite
4	Master	Upper	25.91	x 11.15	Large Window	Wood Floor	
5	Br	Upper	11.48	x 9.84	Chair Rail	Closet	
6	Rec	Lower	20.57	x 18.27	Picture Window	Broadloom	Walk-Out
7	Br	Lower	10.82	x 9.84	West View	Broadloom	
8	Laundry	Lower	12.50	x 10.82	Walk-Out		
9	Other	Bsmt	15.28	x 11.68	Window	Unfinished	
10	Other	Bsmt	4.26	x 15.97			
11	Workshop	Bsmt	19.02	x 14.10			

Client Remks: Sit Back And Enjoy Nature At It's Finest On This Lovely 1 Acre Private, Treed Property. Large Foyer Welcomes You To An Open Concept Kitchen (With Lots Of Cupboard Space), Dining, Sunken Family Room Complete With Stone Fireplace And Large Windows To Let In The Sunlight. X-Large Master With Gorgeous Sliding Barn Door Entrance. Large 4 Pc Bath With Skylight. 3 More Good Sized Bdrms (One With Ensuite) And An Unfinished Bsmt Awaits Your Special Touch.

Extras: Fabulous Back Deck To Enjoy A Morning Coffee With The Birds & Entertain Friends Into The Evening! Ground Floor Laundry/Mud Room & A Rec Room For Extra Entertaining.

Listing Contracted With: ROYAL LEPAGE RCR REALTY, BROKERAGE **Ph:** 519-925-2761

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