

# \$975,000 - 796404 19 GREY Road Unit# 202

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## Listing ID: 40551704

**\$975,000**

2 Bedrooms, 2 Bathrooms, 1103

Single Family

796404 19 GREY Road Unit# 202, The  
Blue Mountains, Ontario, L9Y0N8

SKI IN AND SKI OUT! Invest and Play at Chateau Ridge. SHORT-TERM RENTALS ARE ALLOWED. This well cared for 2 bed, 2 bath Turn-Key upper retreat features a bright and open concept floor plan with a 16 ft ceiling, incredible views of the ski hill, warm fireplace, and an Apres bar with a mini fridge and sink for easy entertainment. Cozy up to the fireplace (Dimplex Fireplace 2019) after a long day on the slopes and enjoy the views of Blue Mountains. The updated kitchen comes fully equipped. Many updates have been done over the years including a new air handler and air conditioner (2021), a newer Electrolux washer and dryer with pedestals (2018), a Brand new Maytag dishwasher (2023), power shades with remote in the family room, Levelor Roller Shades in the bedroom, updated bathrooms (2018), and recently painted & new floors throughout. Custom-built twin over double bunk beds allows for more heads in beds to generate an income while you are not enjoying it for personal use. The Primary bedroom offers a private space to relax along with an ensuite including a washer and dryer. Steps to the village but also a private oasis backing onto the popular ski run known as Happy Valley. This is a True Ski IN, Ski OUT location.

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When you arrive at your private parking spot you never have to drive again. You ski right to the lift to start the day and back to your front door. Your children have the option to ski and return to the condo multiple times during the day. The Village amenities are a short 7 minute walk. The property is being sold turnkey with all the furniture included. Also all the future rental bookings can be assumed. 2 parking spaces are available. One designated owner's parking space and one visitor parking space. Hydro, water, and Hot water tank rental (\$2,672.21/year), Cable/internet (\$1,639.01/year), Insurance (\$750.60/year) BMVA fee of 0.5% (decrease from 1%) on closing paid by Buyer. HST may be applicable or deferred if an HST registrant. (id:50245)

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