



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



108-115 Fairway Court, The Blue Mountains

KAREN E. WILLISON

Sales Representative

705-888-0075

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LOCATIONS **NORTH**



KEVIN DASILVA

Real Estate Agent

416-936-5656

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COLLABORATIVE REAL ESTATE

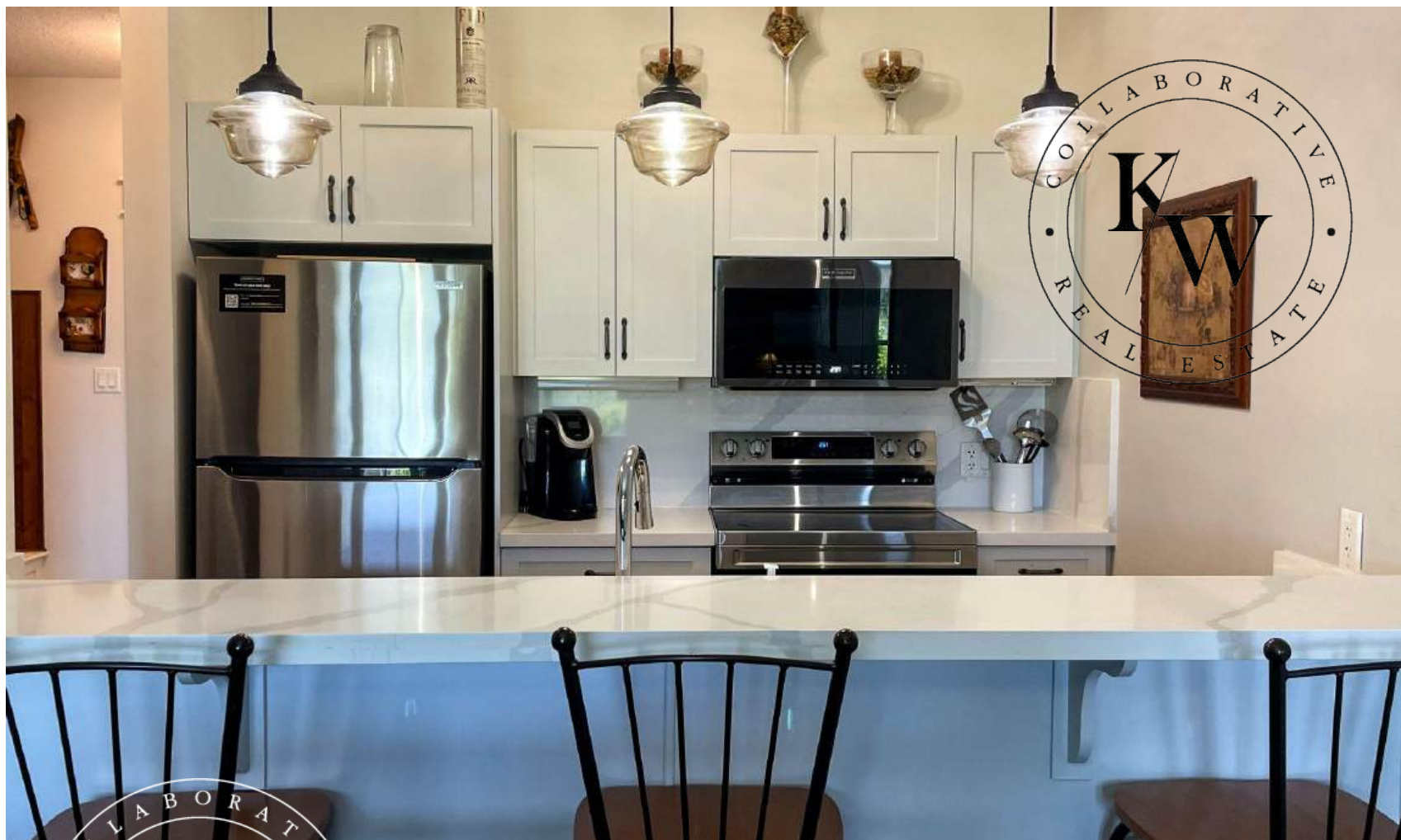
KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

Quick Facts

108-115 Fairway Court, The Blue Mountains

- Four season living in the heart of Blue Mountain in one of the most convenient locations in the area
- Steps from Blue Mountain Village, Monterra golf course, the Tennis Centre, skiing, hiking and cycling trails, restaurants, and shops
- Offered fully furnished and ready for immediate enjoyment as a full-time residence, weekend getaway, or investment opportunity
- Enjoy access to a heated outdoor pool, year-round hot tubs, and a shuttle service to Blue Mountain Village
- Open concept with renovated kitchen, hardwood flooring and a gas fireplace
- 2 bedrooms
- 2 baths
- 1 parking spot

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1,120 sq. ft.



2 Bed



2 Bath



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Property Client Full

115 Fairway Court Unit #108, Blue Mountain, Ontario L9Y 0P8

Listing

115 Fairway Crt #108 Blue Mountain

Active / Residential Condo & Other / Condo Apartment

MLS®#: X13437630

List Price: \$719,000

New Listing

Grey County/Blue Mountains/Blue Mountains



Tax Amt/Yr:	\$2,736.00/2025	Transaction:	Sale
SPIS:	No	DOM	1
Legal Level:	1	Legal Unit:	8
Style:	1 Storey/Apt	Rooms Rooms+:	7+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	2 (2+0)
Corp #:	75	SF Range:	1000-1199
Reg Office:	GSCC	SF Source:	iGuide
Locker:	Owned	Lot Acres:	
Zoning:	RR-133		
Dir/Cross St:	Jozo Weider Blvd & Fairway		
Prop Mgmt:	Parcel Property Management		

PIN #:	378570008	ARN #:	424200000316408	Contact After Exp:	No
Holdover:	0	Possession Date:		Survey Year/Type:	None
Possession:	Flexible				
Bldg Name:	Rivergrass				
Kitchens:	1 (1+0)	Pets Allowed:	Yes-with Restrictions	Balcony:	None
Fam Rm:	No	Maintenance:	\$881.85	Laundry Acc:	In-Suite Laundry, Laundry Closet
Basement:	/None	A/C:	Yes/Central Air	Laundry Lev:	Main
Fireplace/Stv:	Yes	Central Vac:	No	Exterior:	Wood
Interior Feat:	Carpet Free, Water Heater	Included:	Building Insurance, Parking, Common Elements	Gar/Gar Spcs:	None/0.0
Heat:	Forced Air			Park Type:	Exclusive
Heat Source:	Gas			Drive Pk Spcs:	1.00
Apx Age:	16-30			Tot Pk Spcs:	1.00
Sqft Source:	iGuide				
Exposure:	E				
Assessment:	2025				
Special Design:	Unknown				
Bldg Amen:	BBQs Allowed, Outdoor Pool, Visitor Parking				
Property Feat:	Beach, Golf, Grnbelt/Conserv, Lake/Pond, Public Transit, Skiing				
Waterfront Y/N:	No	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
View:	Golf Course, Mountain	Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: Experience four-season living in the heart of Blue Mountain at this beautifully updated two bedroom, ground floor condo in the sought-after Rivergrass community. Located directly across from Blue Mountain Village and steps from Monterra Golf, the Tennis Centre, skiing, hiking and cycling trails, restaurants, and shops, this is one of the most convenient locations in the area. Inside, the bright open-concept layout features a renovated kitchen with updated cabinetry, countertops, and newer appliances, creating a stylish and functional space for entertaining or relaxing after a day outdoors. The spacious living area is anchored by a cozy gas fireplace and opens to a private patio overlooking the beautifully maintained grounds. The primary bedroom offers its own ensuite bathroom, while the second bedroom provides comfortable space for family or guests. Offered fully furnished, this turnkey property is ready for immediate enjoyment as a full-time residence, weekend getaway, or investment opportunity. Rivergrass residents enjoy access to a heated outdoor pool, year-round hot tubs, and a shuttle service to Blue Mountain Village. Owners also enjoy access to Blue Mountain's private beach, adding even more recreational options throughout the year. Whether you are looking to ski, golf, hike, bike, relax, or generate rental income, this condo delivers the perfect combination of location, lifestyle, and convenience in one of Ontario's premier four-season destinations. Buyer to pay one-time BMVA entrance fee of 0.5% of purchase price based on above grade sq. ft. Annual BMVA membership fee is \$0.27/sq. ft. A 2% Village Amenity Fee applies to gross rental revenue for members who rent their properties. Further details available through the Blue Mountain Village Association - <https://www.bluemountainvillage.ca/members-homepage/homeowners-portal>.

Inclusions: Refrigerator, stove, microwave range hood, dishwasher, washer, dryer, all furnishings and kitchenware, two mounted TVs (living and primary bedroom), window coverings.

Rooms

MLS® #: X13437630

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	2.12 M X 2.73 M	6.95 Ft x 8.95 Ft		Tile Floor
Kitchen	Main	2.67 M X 2.17 M	8.75 Ft x 7.11 Ft		Breakfast Bar, Stone Counter, Tile Floor
Dining Room	Main	4.84 M X 2.46 M	15.87 Ft x 8.07 Ft		Hardwood Floor
Living Room	Main	4.84 M X 4.25 M	15.87 Ft x 13.94 Ft		Gas Fireplace, Hardwood Floor, W/O To Patio
Primary Bedroom	Main	3.87 M X 3.61 M	12.69 Ft x 11.84 Ft		Closet, Hardwood Floor
Bedroom	Main	3.85 M X 3.86 M	12.63 Ft x 12.66 Ft		Double Closet, Hardwood Floor
Utility Room	Main	0.79 M X 0.75 M	2.59 Ft x 2.46 Ft		
Bathroom	Main			3	
Bathroom	Main			4	

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Expense/Utility/House Details

108-115 Fairway Court, The Blue Mountains

Condo Details

Item	Year	Notes
Year Home was Built	2002	
Air Conditioner		Lennox
Windows		
Roof		
Furnace	2002	Lennox
Water Heater	2021	Rheem / PRO#60 T2 CN80

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$2,736.00	Town of the Blue Mountains
Insurance Premium		
Gas	\$708.00 (equal billing plan \$59/mth)	Enbridge Gas
Hydro	\$1,094.28 (annual estimate)	Hydro One
Water/Sewer	\$1,853.28	Town of the Blue Mountains
Lawn/Garden Maintenance	Incl in condo fees	Percele Property Management
Snow Removal	Incl in condo fees	Percele Property Management
Condo Fee	\$10,582.20	GSCC75

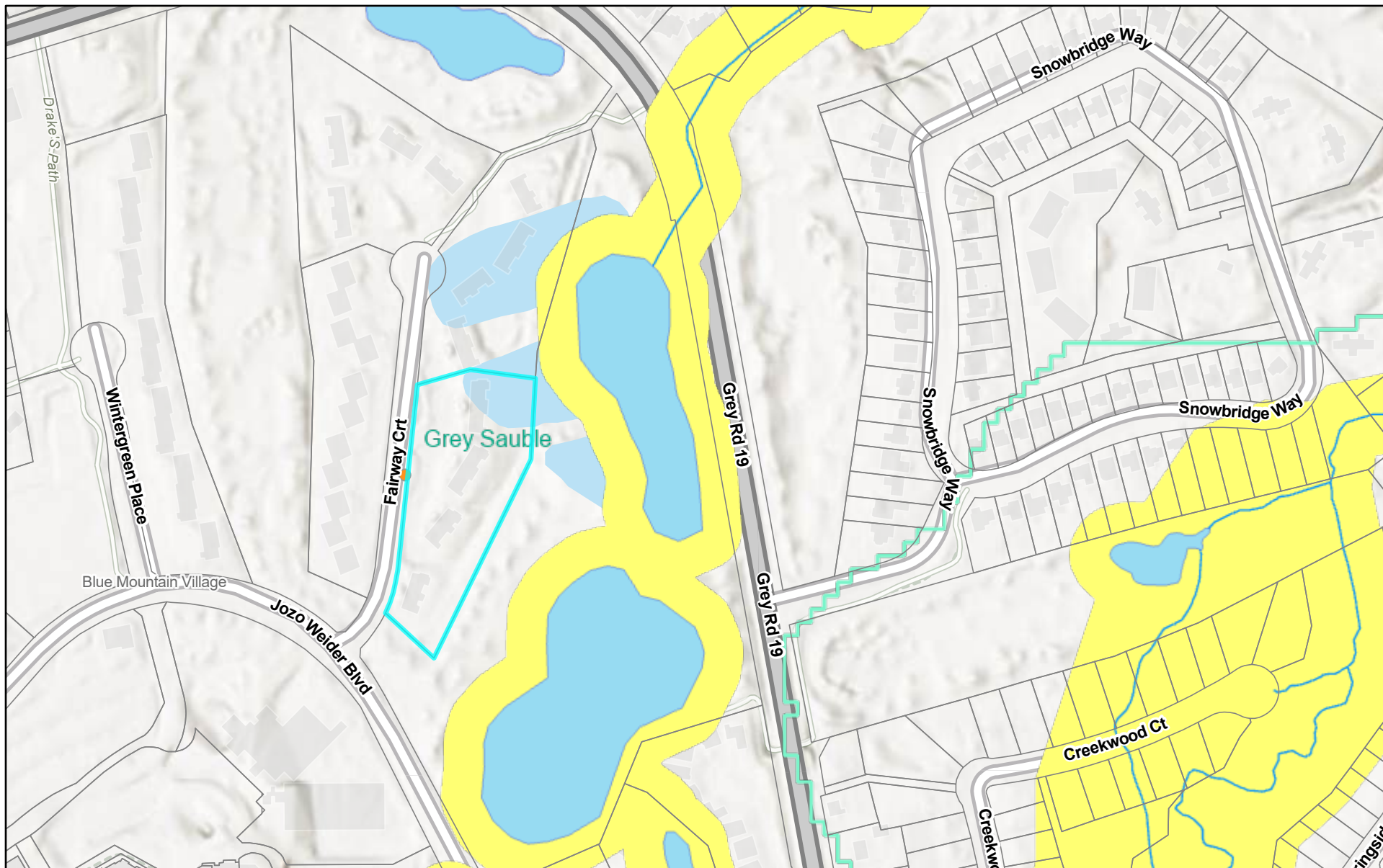
Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Frigidaire / FFTR1835VS6	2023
Dishwasher	GE / GBP534SSPSS	
Stove/Oven	Samsung / NE63A6111SS/AC	2023
Microwave Range Hood	Frigidaire / GMOS1964ADA	2023
Washer/Dryer Stacked Unit	Whirlpool / YLTE5243DQ3	

Rental Equipment - none

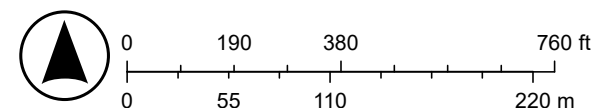
(h1) Wetland	(h2) ANSI	(h3) Landfill	(h5) STP	(h4a) Source Water Protection	(h4b) Source Water Protection
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Residential One (R1-1)	Residential One (R1-2)	Residential One (R1-3)	Residential One (R1-4)	Residential One (R1-5)	Residential Two (R2)
Residential Three (R3)	Resort Residential	Rural (R)	Village Commercial (C1)	General Commercial (C2)	Resort Commercial (C3)
Harbour Commercial (C4)	Blue Mountain Village Commercial (C5)		Craigleith Village Commercial (C6)	Rural Commercial (C7)	
Recreation One (REC1)	Recreation Two (REC2)	Recreation Three (REC3)	General Employment (M1)	Rural Employment (M2)	
Extractive Industrial (M3)	Development (D)	Public Utilities (PU)	Institutional (I)	Open Space (OS)	Wetland (WL)
Parking (P)	Agricultural (A)	Special Agricultural (SA)	See Section 1.5		



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|--|-------------------|---|------------------------|--|--------------------|
|  | Assessment Parcel |  | Sub-Watershed Boundary |  | Watercourses |
|  | CA Boundaries |  | Wet Areas - GSCA |  | Regulations - GSCA |



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