



THE CHRIS KELEHER TEAM

Real Estate Done Differently



CRANBERRY QUAY

13 Cranberry Quay, Collingwood

Waterfront Townhome with Glorious Views! Large picturesque windows. Updated Kitchen. Large living room with gas fireplace. 3 bedrooms, 3 full baths. Master bedroom has a walk in closet and a beautiful four-piece ensuite bath. Lower level bedroom with walk out to patio and ensuite.

This lovely unit is equipped with a tankless hot water heater, energy efficient furnace, a/c and an attached extra deep garage with inside entry. Enjoy everything this waterfront community has to offer, a lovely in-ground pool, walk to trails and the shops at Cranberry Mews. Easy Access to downtown Collingwood or The Village at Blue. A must see!

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13 CRANBERRY QUAY
Collingwood, ON L9Y 5C2
Simcoe County/ Collingwood/

Residential/ Condo/ For Sale
Active

Price: \$599,000.00



MLS®#: **198363**
 List Date: **05-Jun-2019**
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **3 (3/ 0)**
 Type: **Townhouse, Garden House**
 Style: **2 Storey**
 Sqft Above Grade: **1,780**
 Sq Ft Finished: **1,780**
 Sq Ft Source: **Public Records**
 New Construction: **No**
 Title/Ownership: **Condominium**
 Fronting On: **East**
 Access: **Year Round**
 Driveway Spaces/Type: **1/ Private Single Wide/ Asphalt**
 Waterfront: **No**
 Leased Land Fee:
 Sqft Below Grade: **0**
 Sq Ft. Unfinished
 # Rooms: **8**
 Recreational: **No**
 Year Built/Desc: **1998/ Completed / New**
 WF Exposure:

Next OH: **Public: Sat Jun 8, 1:00PM-3:00PM**

Public Remarks: **OMG THE VIEW!!! This is a stunning WATERFRONT townhome both inside and out. New Kitchen (2016) with Thomasville cabinetry, granite counters, cork floors & built in appliances. Living room with exotic Jatoba Hardwood, gas fireplace, and a panoramic view of Georgian Bay thru the floor to ceiling wall of windows. Walk out to the beautiful deck with glass railings to sip that morning coffee. Renovated Master ensuite with fabulous shower. Lower level with a walk out to patio and a 3-piece bath can be used as a 3rd bedroom or family room. This lovely unit is equipped with a tankless hot water heater, hi-efficiency furnace, A/C and an attached extra deep garage with inside entry. Enjoy everything this waterfront community has to offer, a lovely inground pool & trails. Walk to the shops & restaurants at Cranberry Mews & Living Waters. Minutes to downtown Collingwood or The Village at Blue. A must see!**

Directions: **Highway 26, right onto Balsam Street, right into Cranberry Quay.**

Interior Features

Interior Features: **Built-In Appliances, Countertop Range, Intercom, On Demand Water Heater, Washer/Dryer Hookup, Water Heater Owned**
 Basement: **None/ None/**
 Heat Primary/Sec: **Fireplace-Gas, Forced Air-Gas/**
 HVAC: **Central Air**
 Under Contract/Rental Items: **None**
 Fireplace:
 Foundation: **Concrete Block**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Exterior Finish: **Wood**
 Restrictions: **Other**
 Services: **Cable, Cell Service, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas**
 Topography: **Clear View**
 Roofing: **Asphalt**
 Water/Supply Type: **Municipal/**
 Site Influences: **Backs onto Greenspace, Cul de Sac/Dead End, Landscaped, Public Transit, Shopping Nearby, Skiing, Water View**
 Exposure:
 Pool: **In Ground, Outdoor**
 Alternative Power:
 Yr Roof Surface Replaced:
 Sewage: **Municipal Sewers**
Backs onto Greenspace, Cul de Sac/Dead End, Landscaped, Public Transit, Shopping Nearby, Skiing, Water View

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Central Vac, Garage Door Opener, Hot Water Tank Owned, Smoke Detector, Window Coverings California Shutters**

Exclusions: **none**

Condominium

Condo Name: **CRANBERRY QUAY**
 Condo Corp.#: **SCP 219**
 Condo Corp. Yr End: **31-Jul-2019**
 Laundry Access:
 Parking Type #1:
 Condo Amenities:
 Included In Costs:
 Lease Requirements:
 Property Mgr/Phone: **Proguard/**
 Condo Fee: **614.47**
 Pets Permitted: **Yes**
 Property Mgr/Phone: **Proguard/**
 Fee Remarks:
 Status Certificate/Date: /
 Locker #/Info: / **None**
 Parking Type #2:
Balcony, Pool, Visitor Parking, Year Round Living Common Elements, Garbage Removal, Ground Maintenance/Landscaping, Management, Parking, Roof, Snow Removal
 Pets Permitted: **Yes**

Tax Information

Roll#: **433104000212408**
 Pin#: **592190008**
 Assessment \$/Year: **\$371,000/2016**
 Legal Description: **UNIT 8, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 219 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PT LT 46, CONC 9 AND PT WATER LT IN GEORGIAN BAY LYING IN FRONT OF LT 46, CONC 9 & 10 AS PTS 1,2,3,4 & 5 51R27710; (NOTT)**
 Local Improve Fee/Comments /
 Zoning: **CONDO**
 Survey/Year: **No**
 Taxes/Year: **\$4,254/ 2018**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Living Room	M	20'10"x15'4"	Fireplace, Walkout to Balcony/Deck
Kitchen /Dining Room	M	22'x10'	
Master Bedroom	2	17'3"x13'	California Shutters
Ensuite	2		4-Piece
Bedroom	2	11'6"x8'	California Shutters
Bathroom	2		4-Piece
Bedroom	LAG	14'11"x12'8"	California Shutters
Ensuite	LAG		3-Piece

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LOCATIONS NORTH
 BROKERAGE

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