



# THE CHRIS KELEHER TEAM

Real Estate Done Differently



## STUNNING VIEWS

### 24 Ramblings Way #1001, Collingwood

You can live at the top of Collingwood, in one of only three 10th floor penthouses in the Georgian Triangle. This gracious 2,000 sqft home has an open concept living, dining and kitchen area with floor to ceiling windows; walkout onto the 23' x 7' balcony and take in sweeping vistas of Osler Bluff and Blue Mountain, or put your feet up in front of the gas fireplace and enjoy the glimmering ski hills lit up on winter nights. The large master bedroom, with open views spanning Blue Mountain up to Thornbury and the Bay, has an updated en-suite, walk-in closet, walkout to a 12' x 12' deck and a 16' x 11' sitting room with gas fireplace; a beautiful spot to watch sunsets. With two conveniently located covered parking spots, marina access and a recreation centre including an indoor pool, hot tub, sauna, tennis courts, lounge and more, this condominium will make the perfect home base for discerning buyers looking to enjoy all the area has to offer.

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LOCATIONS **NORTH**  
BROKERAGE

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**24 RAMBLINGS WAY #PH 1001**  
**Collingwood, ON L9Y 5C6**  
**Simcoe County/ Collingwood/**

**Residential/ Condo/ For Sale**  
**Active**

**Price: \$929,000.00**



MLS@#: **207157**  
 List Date: **04-Jul-2019**  
 Bedrooms (AG/BG): **2 ( 2 / 0 )**  
 Bathrooms (F/H): **2 ( 2 / 0 )**  
 Type: **Apartment Unit**  
 Style: **1 Storey**  
 Sqft Above Grade: **2,000**  
 Sq Ft Finished: **2,000**  
 Sq Ft Source: **Other**  
 New Construction: **No**  
 Title/Ownership: **Condominium**  
 Fronting On: **None**  
 Access: **Paved Road**  
 Garage Spaces/Type: **2.0/ Covered, Other**  
 Driveway Spaces/Type: **0/ Other/ Asphalt**  
 Waterfront: **No**  
 Leased Land Fee:  
 Sqft Below Grade: **0**  
 Sq Ft. Unfinished  
 # Rooms: **12**  
 Recreational: **Yes**  
 Year Built/Desc: **1988/ Estimate**  
 WF Exposure:

Public Remarks: **When only the best will do - live at the top of Collingwood! Stunning Escarpment and Georgian Bay views. Spectacular sunsets. This gracious 2,000 square foot home has an open concept kitchen, living and dining area with floor to ceiling windows; walkout onto the 23' x 7' balcony and watch the clouds sail by. Large master bedroom, with open views spanning Blue Mountain to Thornbury and the Bay, updated en-suite, walk-in closet, 12' x 12' deck and a sitting room with gas fireplace; a beautiful spot to watch any kind of weather. Second bedroom has water views; a spiral staircase winds up to a third bedroom, den or office. Exceptional features of this home: two conveniently located covered parking spots, secure building entry, two elevators, marina access, recreation centre (indoor pool, hot tub, sauna, tennis courts, lounge and more), condo fee includes water/sewer + Bell Fibe cable/unlimited high speed internet (approx. \$200/mth value). Please call to book your private showing.**

Directions: **HWY 26 west from Collingwood. Right turn at Cranberry Trail East. Left on Ramblings Way.**

**Interior Features**

Interior Features: **Alarm System, Elevator, Main Floor Laundry, Smoke Detector**  
 Basement: **None/ None/**  
 Heat Primary/Sec: **Forced Air-Gas/**  
 HVAC: **Air Conditioner**  
 Under Contract/Rental Items: **Hot Water Tank**  
 Fireplace: **Natural Gas**  
 Foundation: **Poured Concrete**  
 Plumbing Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: **Multi** Pool: **Community, In Ground, Indoor**  
 Exterior Finish: **Brick**  
 Restrictions: **Other**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, Recycling Pickup, School Bus Route, Telephone**  
 Topography: **Clear View**  
 Roofing: **Flat, Metal, Tar and Gravel**  
 Water/Supply Type: **Municipal/**  
 Site Influences: **Marina, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Water View**  
 Schools: **Admiral, St. Mary's, CCI, JVCHS**  
 Alternative Power:  
 Yr Roof Surface Replaced:  
 Sewage: **Municipal Sewers**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**

Exclusions: **none.**

**Condominium**

Condo Name: **Ruperts Landing** Property Mgr/Phone: **E & H Property Management/ 519-599-3585**  
 Condo Corp. #: **78** Condo Fee: **1,098.79** Fee Remarks:  
 Condo Corp. Yr End: **30-Jun-2019** Pets Permitted: **Yes** Status Certificate/Date: /  
 # of Assign Pkg: **5, 6**  
 Laundry Access: Locker #/Info: / **Exclusive**  
 Parking Type #1: **Exclusive** Parking Type #2: **Exclusive**  
 Condo Amenities: **Balcony, BBQs Permitted, Elevator, Exercise Room, Games Room, Library, Media Room, Party Room, Playground, Pool, Sauna, Seasonal Living, Tennis Court, Visitor Parking, Year Round Living Building Insurance, Building Maintenance, Cable TV, Common Elements, Doors, Garbage Removal, Ground Maintenance/Landscaping, High Speed Internet, Management, Parking, Roof, Snow Removal, Water, Windows**

Included In Costs:  
 Lease Requirements: Pets Permitted: **Yes**  
 Property Mgr/Phone: **E & H Property Management/ 519-599-3585**

**Tax Information**

Roll #: **433104000250849** Local Improve Fee/Comments /  
 Pin #: **590780085** Zoning: **RES** Taxes/Year: **\$3,771/ 2018**  
 Assessment \$/Year: **\$333,000/2016** Survey/Year: **No** Survey Type:  
 Legal Description: **UNIT 1, LEVEL 10, SIMCOE CONDOMINIUM PLAN NO. 78 ; PT LT 15 E/S FRONT ST PL 177, PTS 16, 19 & 21 51R14954, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT121205 ; COLLINGWOOD**

**Rooms**

Room	Level	Dimensions	Features
Foyer	M	11'x10'	
Living Room	M	23'6"x21'10"	Fireplace, Walkout to Balcony/Deck
Kitchen	M	13'3"x8'4"	
Dining Room	M	15'7"x10'0"	
Laundry Room	M	8'9"x6'3"	
Storage Room	M	6'x5'4"	
Master Bedroom	M	18'x11'	Ensuite, Walk-in Closet, Walkout to Balcony/Deck
Sitting Room	M	16'x11'	Fireplace, Walkout to Balcony/Deck
Ensuite	M		3-Piece
Bedroom	M	12'8"x11'11"	
Bathroom	M		4-Piece
Loft	2	12'4"x9'7"	

Royal LePage Locations North (Collingwood), Brokerage