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Cross Property Client Full RES

769 JOHNSTON PARK AVENUE
Collingwood, ON L9Y 5C7
Simcoe County/ Collingwood/

Residential/ Condo/ For Sale
Active

Price: \$575,000.00



MLS@#: **230482**
List Date: **30-Oct-2019** Bedrooms (AG/BG): **3 (3/ 0)**
Bathrooms (F/H): **3 (2/ 1)**

Type: **Semi-Detached**
Style: **2 Storey**
Sqft Above Grade: **1,425** Sqft Below Grade: **0**
Sq Ft Finished: **1,425** Sq Ft. Unfinished
Sq Ft Source: **Floor plan(s)**
New Construction: **No** # Rooms: **9**
Title/Ownership: **Condominium** Recreational: **No**
Fronting On: **North** Year Built/Desc: **1989/ Completed / New**

Access: **Private Road, Year Round**
Garage Spaces/Type: **1.0/ Attached**
Driveway Spaces/Type: **1/ Private Single Wide/ Asphalt**
Waterfront: **No** WF Exposure:
Leased Land Fee:

Public Remarks: MOVE IN FOR SKI SEASON! Sought after, renovated 'Trillium' townhome featuring 3 beds, 2.5 baths & a single car garage in the desirable Lighthouse Point in Collingwood, ideal for the ski season! The main level features an open plan kitchen, living & dining space with GF & walkout to a patio area. The kitchen boasts new appliances (2017), new tile floor (2017) & bfast bar. Head upstairs & you'll find a spacious master w/5pc ensuite & 2 guest beds w/updated 4pc bath. Entertain outside on the patio with friends & family, or take a stroll down to the marina. So many amenities on your doorstep including a clubhouse, 2 outdoor pools, tennis courts, playground, beach AND MORE! Lighthouse point is well known for it's variety of amenities & this 2 storey model is hard to find! Live the waterfront community lifestyle in this in demand Collingwood community, the perfect place for a winter getaway or all year round retreat. Close to private ski clubs, Blue Mountain & downtown Collingwood!

Directions: Off HWY 26 Turn onto Lighthouse Lane (Lighthouse Point), Turn Left onto Johnston Park Ave, Follow around the corner, Property is on the Right.

Interior Features

Interior Features: **Carbon Monoxide Detector, Main Floor Laundry, Smoke Detector**
Basement: **None/ None/** Fireplace: **Natural Gas**
Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas**
HVAC: **Central Air** Foundation: **Slab**
Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **Community**
Exterior Finish: **Wood**
Restrictions: **Subdivision Covenants**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, School Bus Route**
Topography: **Flat** Alternative Power:
Roofing: **Shingles** Yr Roof Surface Replaced:
Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
Exterior Features: **Tennis Court, Year-Round Living**
Site Influences: **Beach, Cul de Sac/Dead End, Major Highway, Marina, Playground Nearby, Shopping Nearby, Skiing, Trails**
Schools: **Pretty River Academy.**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**

Exclusions: **none**

Condominium

Condo Name: **Lighthouse Point** Property Mgr/Phone: **E&H Property Management/**
Condo Corp.#: **NO. 107** Condo Fee: **640.15** Fee Remarks:
Condo Corp. Yr End: **31-Aug-2019** Pets Permitted: **Yes** Status Certificate/Date: /
Laundry Access: Locker #/Info: / **Exclusive**
Parking Type #1: **Exclusive** Parking Type #2:
Condo Amenities: **BBQs Permitted, Club House, Exercise Room, Games Room, Playground, Pool, Sauna, Security Guard, Tennis Court, Year Round Living, Other**
Included In Costs: **Building Maintenance, Garbage Removal, Ground Maintenance/Landscaping, Management, Parking, Snow Removal**

Lease Requirements: Pets Permitted: **Yes**
Property Mgr/Phone: **E&H Property Management/**

Tax Information

Roll#: **433104000219608** Local Improve Fee/Comments /
Pin#: **591070016** Zoning: **Residential** Taxes/Year: **\$3,314/ 2019**
Assessment \$/Year: **\$287,000/2016** Survey/Year: **No** Survey Type:
Legal Description: **SEE DOCUMENTS**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Living Room	M	12'11"x15'2"	
Kitchen	M	9'11"x10'4"	
Dining Room	M	13'4"x13'10"	
Bathroom	M		2-Piece
Master Bedroom	2	12'11"x11'3"	
Bedroom	2	9'11"x11'3"	
Bedroom	2	9'11"x10'5"	
Bathroom	2		5+ Piece, Ensuite
Bathroom	2		4-Piece

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 10/30/2019

Prepared By: Tarynn Lennox, Salesperson

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Search Criteria

This search was narrowed to a specific set of Listings.
Property Type is 'Residential'
Selected 1 of 1 result.