



Cross Property Client Full

30 GREGORY AVENUE
Collingwood, ON L9Y 0Z5
Simcoe County/ Collingwood/

Residential/ Single Family/ For Sale Price: \$429,000.00
Active



MLS@#: **215388**
 List Date: **14-Aug-2019** Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **3 (2/ 1)**
 Type: **Semi-Detached, Townhouse**
 Style: **2 Storey**
 Sqft Above Grade: **1,426** Sqft Below Grade: **533**
 Sq Ft Finished: **1,426** Sq Ft. Unfinished: **533**
 Sq Ft Source: **Floor plan(s)**
 New Construction: **Yes** # Rooms: **9**
 Title/Ownership: **Freehold** Recreational: **No**
 Fronting On: **East** Year Built/Desc: **2019/ Completed /**
 Lot Front: **24.00** Lot Depth: **90.00**
 Road Access Fee: **Year Round** Lot Size/Acres: **Under .5 Acre/**
 Access: **Year Round**
 Garage Spaces/Type: **1.0/ Attached**
 Driveway Spaces/Type: **1/ Private Single Wide/ Asphalt, Gravel**
 Waterfront: **No** WF Exposure:
 Leased Land Fee:

Public Remarks: **BRAND NEW (2019) townhome in the desirable new development, Blue Fairway. Ideal weekend getaway or family home with rental potential! You'll find numerous upgrades & large windows throughout creating a bright, modern space. The main level features cathedral ceilings, engineered hardwood floors, open plan kitchen w/island, living/dining area w/walk out, powder room & access to the garage. Walk up the attractive, stained oak stairs to the upper level. Here you'll find a shared 4pc bath, 3 good-sized beds, including a spacious master w/golf course views & 5pc ensuite. The unfinished basement has a rough in for a 3pc bath, when finished; it could be an excellent area for a guest suite! The home backs onto communal green space, perfect for kids! You'll also find a private single car driveway & visitor parking down the street. Just a 5-min drive to downtown Collingwood & close to Blue Mountain, area beaches & private ski clubs! *Taxes to be assessed *Freehold home with common elements fee**

Directions: **Turn Left onto Devonshire, Right onto Gregory, House is on the Left.**

Interior Features
 Interior Features: **Carbon Monoxide Detector, Main Floor Laundry, Smoke Detector**
 Basement: **Full/ Unfinished/** Fireplace: **Natural Gas**
 Heat Primary/Sec: **Forced Air-Gas/**
 HVAC: **Air Conditioner**
 Under Contract \$: **Foundation: Poured Concrete**
 Under Contract/Rental Items: **Hot Water Tank** UFFI: **Furnace Age: 2019**
 Accessibility: **Plumbing Age: 2019**
Wiring Age: 2019

Exterior Features
 Add'l Monthly Fees: **\$116** Exposure: **Pool: None** FH Common Fee: **Yes**
 Lot Shape: **Exposure: Lot Irregularities:**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **Subdivision Covenants**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone**
 Topography: **Clear View** Alternative Power:
 Roofing: **Asphalt, Shingles** Yr Roof Surface Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Site Influences: **Golf, Shopping Nearby, Skiing, Trails**

Inclusions/Exclusions
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Smoke Detector**

Exclusions: **None.**

Tax Information
 Roll#: **433104000217246** Local Improve Fee/Comments /
 Pin#: **582550760** Zoning: **Residential** Taxes/Year: **\$0/ 2019**
 Assessment \$/Year: **\$/2019** Survey/Year: **No** Survey Type:
 Legal Description: **See Documents Tab**

Room	Level	Dimensions	Features
Living Room	M	10'3"x16'4"	
Kitchen	M	8'8"x11'1"	
Dining Room	M	8'8"x10'3"	
Bathroom	M		2-Piece
Master Bedroom	2	12'4"x20'1"	
Bathroom	2		5+ Piece
Bedroom	2	9'6"x13'8"	
Bedroom	2	8'11"x15'1"	
Bathroom	2		4-Piece

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 08/14/2019

Prepared By: Tarynn Lennox, Salesperson

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Search Criteria

Status is one of 'Active', 'Conditional'
 List SP MUI is 11402375
 Co List Agent MUI is 11402375
 Co List Agent Agent 2 MUI is 11402375
 Co List Agent 3 MUI is 11402375
 Selected 1 of 2 results.