



Cross Property Client Full RES

**8146 36/37 NOTTAWASAGA
SIDEROAD**

**Clearview, ON L9Y 3Y9
Simcoe County/ Clearview/**

Residential/ Single Family/ For Sale

**Price:
\$2,200,000.00**

Active



MLS#: **226903**
 List Date: **07-Oct-2019**
 Bedrooms (AG/BG): **5 (5/ 0)**
 Bathrooms (F/H): **6 (4/ 2)**
 Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **3,991**
 Sq Ft Finished: **6,147**
 Sq Ft Source: **Floor plan(s)**
 New Construction: **No**
 Title/Ownership: **Freehold**
 # Rooms: **20**
 Recreational: **No**
 Year Built/Desc: **2005/ Completed / New**
 Fronting On: **South**
 Year Built/Desc: **2005/ Completed / New**
 Lot Front: **230.25**
 Lot Depth: **200.00**
 Road Access Fee: **0**
 Lot Size/Acres: **1-2.99 Acres/**
 Access: **Municipal road, Year Round**
 Garage Spaces/Type: **4.0/ Attached**
 Driveway Spaces/Type: **6/ Private Double Wide/ Interlock**
 Waterfront: **No**
 WF Exposure:
 Leased Land Fee:

Public Remarks: **Luxury living at it's finest with this stunning custom built home, featuring large attached & detached garages, heated salt water pool, spectacular landscaped grounds & a short drive from private ski clubs & Downtown Collingwood. High end finishings throughout including contemporary light fixtures, cathedral ceilings, wood floors & more! The open plan main floor features a Grt Rm with access to the backyard, g/f, dining area, Kitchen with lots of cabinetry, large island, granite countertops & deluxe appliances including a sub zero wine fridge. The main floor master boasts a 5pc ensuite with WIC & walkout to backyard. The upper level has 4 beds, 2 with ensuites & 2 that share a jack & jill spa-like suite w/ steam shower & soaker tub. The lower level features a luxurious bar, rec room, 2pc bath, gym & lots of storage; the ideal guest suite! Manicured gardens, pool, hot tub, sprinkler system & fire pit make up this backyard oasis. Close to Osler Brook Country Club & Osler Bluff Ski Club.**

Directions: **Off HWY 124 Turn Right (Coming from Collingwood), Property is on the Right, Gates always open.**

Interior Features

Interior Features: **Alarm System, Built-In Appliances, Carbon Monoxide Detector, Cathedral Ceiling, Central Vacuum, Hot Tub, On Demand Water Heater, R2000, Security System, Skylight, Smoke Detector, Steam Room, Sump Pump, Water Heater Owned, Wet Bar**
 Basement: **Full/ Fully Finished/**
 Heat Primary/Sec: **Forced Air-Propane/ In-Floor, Propane**
 HVAC: **Central Air**
 Under Contract/Rental Items: **None**
 Fireplace: **Propane**
 Foundation: **Poured Concrete**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees: **Stone**
 Exposure: **In Ground, Outdoor**
 Exterior Finish: **None**
 Restrictions: **None**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, School Bus Route, Telephone**
 Topography: **Dry, Flat, Wooded/Treed**
 Alternative Power:
 Roofing: **Asphalt, Shingles**
 Yr Roof Surface Replaced:
 Water/Supply Type: **Well/ Drilled Well**
 Sewage: **Septic**
 Water Treatment: **Sediment Filter, Water Softener**
 Exterior Features: **Controlled Entry, Fenced Partial, Hot Tub, Landscape Lighting, Lawn Sprinkler System, Patio(s), Porch, Privacy, Year-Round Living**
 Other Structures: **Other (see Remarks)**
 Site Influences: **Golf, Landscaped, Major Highway, Schools, Shopping Nearby, Skiing, Trails**
 Schools: **NOTTAWA, ST. MARY'S / CCI, JEAN VANIER/PRETTY RIVER**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings Wolf Gas Stove, Dishwasher x2 in Kitchen, Coffee Maker, Invisible Fence, Light Fixtures, Pool Table. Garden Ornaments Negotiable**

Exclusions: **None.**

Tax Information

Roll#: **432901001204198**
 Pin#: **582520143**
 Assessment \$/Year: **\$941,000/2019**
 Legal Description: **PT S1/2 LT 37 CON 11 NOTTAWASAGA, PT 2 PL 51R32635; S/T EASEMENT IN GROSS OVER PT 2 PL 51R35906 AS IN SC633932; CLEARVIEW**
 Local Improve Fee/Comments /
 Zoning: **Residential**
 Taxes/Year: **\$10,467/ 2019**
 Survey/Year: **No**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Living Room	M	16'10"x20'7"	
Kitchen	M	16'11"x15'8"	

Dining Room	M	14'3"x19'3"	
Dining Room	M	10'4"x12'9"	
Master Bedroom	M	21'3"x12'11"	
Ensuite	M	18'4"x10'	5+ Piece
Office	M	8'2"x10'4"	
Mud Room	M	7'11"x15'1"	
Bathroom	M		2-Piece
Bedroom	2	12'6"x14'5"	
Ensuite	2	4'11"x7'2"	3-Piece
Bedroom	2	12'4"x13'4"	
Bathroom	2		3-Piece
Bedroom	2	12'6"x13'	
Bedroom	2	12'6"x12'10"	
Bathroom	2		5+ Piece
Laundry Room	2	13'10"x6'8"	
Recreation Room	B	33'3"x40'9"	
Exercise Room	B	13'x12'1"	
Bathroom	B		2-Piece

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

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Prepared By: STEVE SIMON, Salesperson

Royal LePage Locations North (Thornbury), Brokerage