

1703 10 NOTTAWASAGA Concession N, Clearview, Ontario L0M 1H0

Client Full
Active / Residential

1703 10 NOTTAWASAGA Cn N Clearview
Pending Board Approval

MLS® #: 40019571
Price: **\$1,950,000**



Simcoe County/Clearview - CL 2 Storey/House

	Beds	Baths	Kitch
Lower	3	1	
Main	1	2	1
Second	3	2	

Beds: **7 (4 + 3)**
Baths: **5 (4 + 1)**
SF Total: **7,462/Plans**
SF Range: **7001 to 8000**
Abv Grade Fin SF: **4,433.00/Plans**
Blw Grade SF: **3,029.00**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$10,031/2020**

Remarks/Directions

Public Rmks: **7400sqft, 7 bed, 4.5 bath home located on 23 acres of property with panoramic views of the Bay & escarpment. A few minutes from Devils Glen Country Club & 15 min drive to dtown Collingwood. The main floor features soaring ceilings, great room w/stone surround fp & walkout to the patio/pool area, kitchen w/island, granite counters, mudroom with access to the double garage & a master suite. The master boasts a walk out to the pool area, WIC and spa like ensuite w/soaker tub. Head upstairs to find 3 beds with WIC's, all with private balconies & one with steps leading down to the pool! You'll also find a 3pc ensuite & shared 5pc bath. The lower level has over 3000sqft! Featuring a huge pub/games area, theatre room w/access to the garage, wine cellar, 3 beds & 3pc bath. Outdoor living at its finest with a large in-ground saltwater pool, expansive patio & hilltop views of the bay. The property has 3 paddocks, a fenced pasture, barn w/year round water & Quonset hut. Covid 19 protocols in place. Virtual staging used in some photos.**

Directions: **From Collingwood, Poplar Sideroad/County Rd 32, Turn left onto Concession 10 N Nottawasaga Rd, property is on your left**

Common Elements

Exterior

Exterior Feat: **Balcony, Deck(s), Patio(s), Privacy, Year Round Living**
Construct. Material: **Stucco (Plaster)**
Shingles Replaced: **Foundation: ICF**
Year/Desc/Source: **2008/Completed / New/Other**
Property Access: **Paved Road, Public Road, Year Round Road**
Other Structures: **Fence - Partial, Sauna, Shed, Workshop**
Pool Features: **Inground**
Parking Features: **Attached Garage, Circular Driveway, Gravel Driveway**
Parking Spaces: **Driveway Spaces: 10**
Garage Sp/Desc: **2 Spaces**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, UV System, Water Purification, Water Softener**
Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **6-15 Years**
Rd Acc Fee:
Carport Sp:
Sewer: **Septic**
High Speed Internet, Telephone
Water Source: **Drilled Well, Well** Water Tmnt: **Purification, Water Softener**
Lot Size: **23.00** Acres Range: **10-24.99** Acres Rent:
Lot Front: **875.00** Lot Depth: **2,454.00**
Area Influences: **Airport, Golf, Hobby Farm, Major Highway, Shopping Nearby, Skiing, Trails**
View: **Water** Retire Com:
Topography: **Sloping, Wooded/Treed** Fronting On: **North**

Interior

Interior Feat: **In-law Capability, Other**
Security Feat: **Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)**
Basement: **Full Basement, Fully Finished**
Cooling: **Central Air, Other**
Heating: **Forced Air-Propane**
Under Contract: **None** Contract Cost/Mo:
Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Microwave, Pool Equipment, Refrigerator, Stove, Washer**
Add Inclusions: **Pool equipment**
Exclusions: **none**
Furnace Age: Tank Age: UFFI: **No**

Brokerage Information


List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#)
Source Board: [Southern Georgian Bay](#)

Prepared By: Giovanni Boni, REALTOR® Salesperson

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Date Prepared: 09/11/2020

Information deemed reliable but not guaranteed. CoreLogic Matrix

Owner Information  Clickto
purchase Parcel Register

Location Information

Street Number: **1646** Street Name: **124**
City Name: **Clearview** Postal Code: **L0M 1H0**

Valuation & Equity (Estimate)  Clickto purchase AVM Enhanced Residential Report

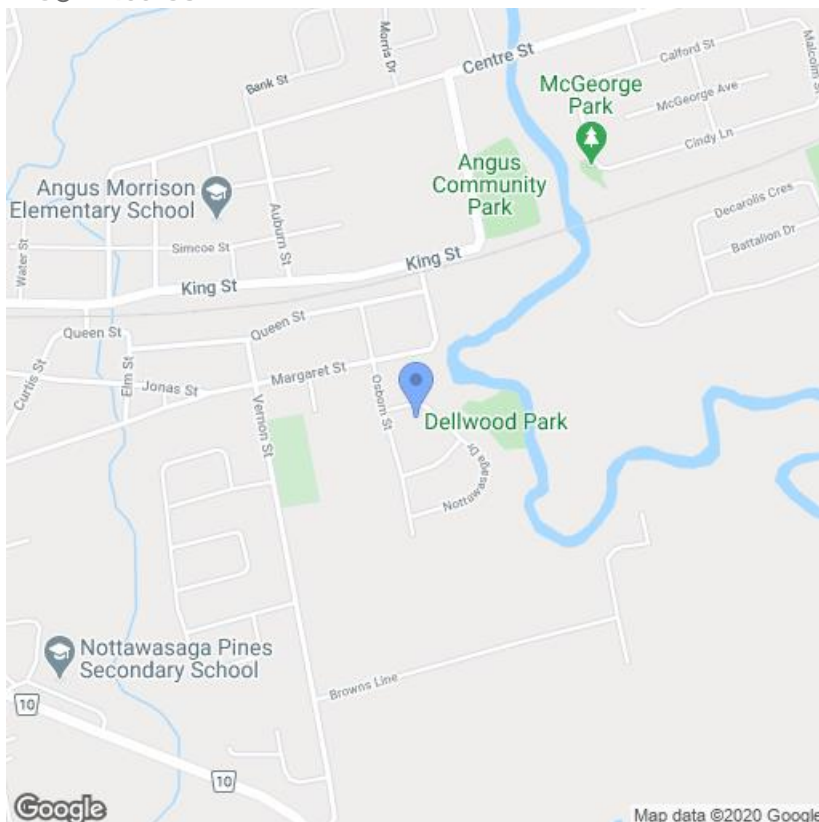
Land Registry Information  Clickto purchase Residential Detail Level 2 Report

PIN: **582300044**

Property  Clickto purchase Residential Floor Area Report

Last Market Sale

MLS® #: 40019571

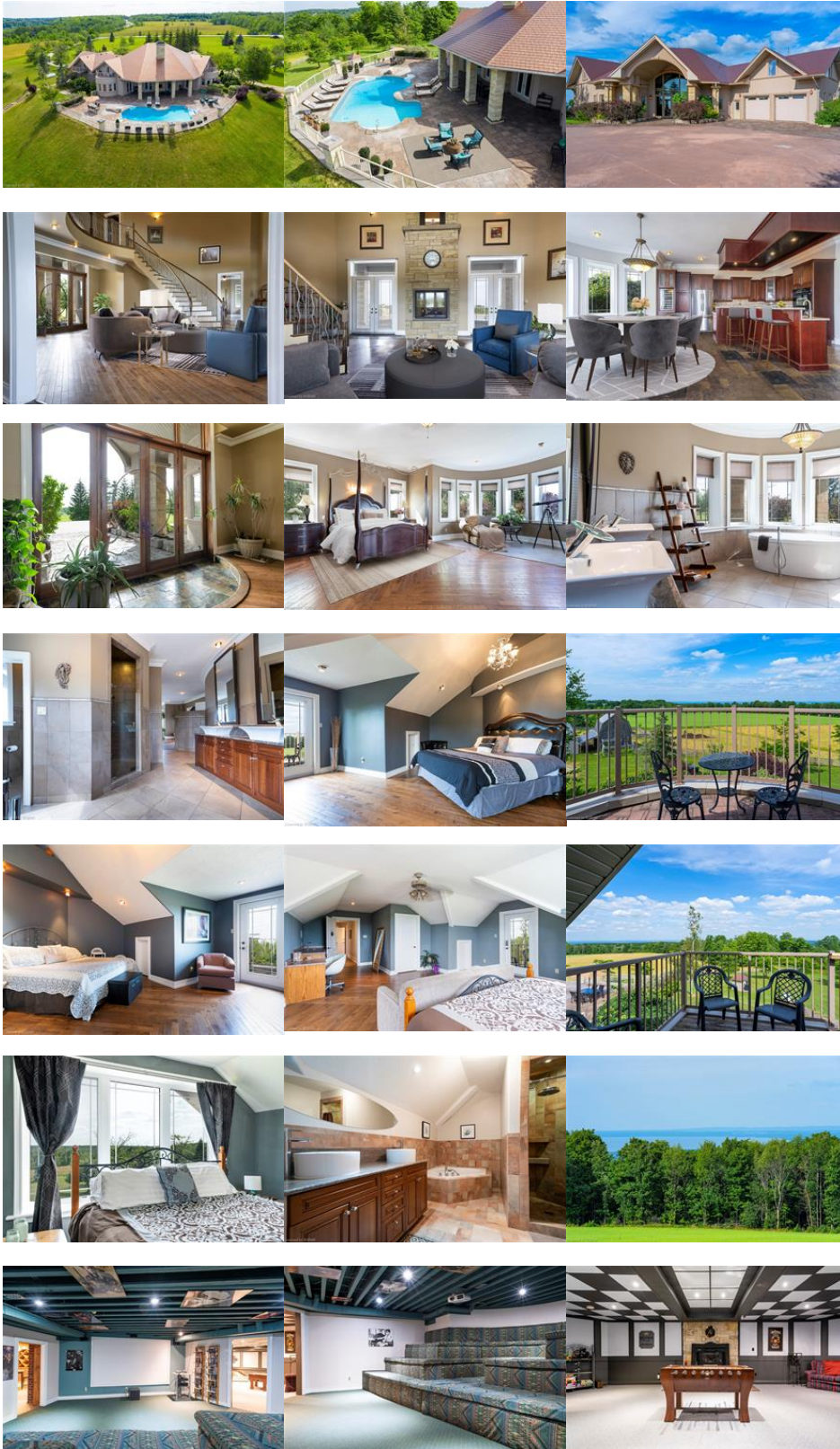


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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece
Dining Room	Main	18.08 x 19.08	5.49 M x 5.79 M	
Kitchen	Main	15.1 x 17.08	4.57 M x 5.18 M	
Living Room	Main	28.06 x 33.08	8.53 M x 10.06 M	
Master Bedroom	Main	25.09 x 23.1	7.62 M x 7.01 M	
Office	Main	15.1 x 8.06	4.57 M x 2.44 M	
Bathroom	Second			3-Piece, Ensuite
Bathroom	Second			5+ Piece
Bedroom	Second	18.01 x 23.08	5.49 M x 7.01 M	
Bedroom	Second	28.09 x 24	8.53 M x 7.32 M	
Bedroom	Second	18.11 x 18.03	5.49 M x 5.49 M	
Bathroom	Lower			3-Piece
Bedroom	Lower	14.1 x 18.09	4.27 M x 5.49 M	

Bedroom	Lower	10 x 15.06	3.05 M x 4.57 M
Bedroom	Lower	19.04 x 16.09	5.79 M x 4.88 M
Recreation Room	Lower	22.03 x 33.04	6.71 M x 10.06 M
Media Room	Lower	23.09 x 29.02	7.01 M x 8.84 M
Bonus Room	Lower	20.11 x 17.01	6.10 M x 5.18 M

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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Information Statement:

Date:

Level:

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Click the LifeStyle Match button to prioritize which property features matter most to you.