

207 ESCARPMENT Crescent, Collingwood, Ontario L9Y 5B4

Client Full
Active / Residential

207 ESCARPMENT Cr Collingwood
Pending Board Approval

MLS® #: 40100027
Price: **\$509,000**



Simcoe County/Collingwood/CW01-Collingwood 2 Storey/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	2	1	
Second			1
Third	1	1	

Beds: **3 (3 + 0)**
Baths: **2 (2 + 0)**
SF Total: **1,574/Plans**
SF Range: **1501 to 2000**
Abv Grade Fin SF: **1,574.00/Plans**
Common Interest: **Condominium**
Tax Amt/Yr: **\$2,412/2020**
Condo Fee/Freq: **350.63/Monthly**
Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: Sought after, 2 storey condo with loft in Collingwood, the perfect first home or weekend getaway! Minutes from Collingwood's wide variety of restaurants, coffee shops, boutiques and of course the beautiful Georgian Bay. The property features a reverse floor plan and lots of modern features throughout. The first floor offers 2 good sized bedrooms, 4pc bathroom and laundry room. Head upstairs and you'll find a light-filled space with vaulted ceilings, kitchen/dining with peninsula, pantry and access to the private balcony and a living space with cozy gas fireplace. Relax on the balcony with a cup of coffee and enjoy the wooded views and greenery surrounding the property! The loft area is dedicated to the primary suite with a spacious bedroom overlooking the second floor, closet space and lovely ensuite bathroom. The ideal location in the heart of Ontario's 4 season playground with the trail system on your doorstep and steps from Cranberry Mews. Just a short drive to private ski/golf clubs, Blue Mountain Village and Thornbury. Access to resort amenities that include, pools, tennis, golf and rec centre are available with additional membership fees. Covid 19 protocols in place.

Directions: Follow Hwy 26 west of Collingwood to Cranberry Resort Village. Go through light at Harbour St. & turn left (south) on Keith St. then left onto Dawson Dr to Escarpment Cres, turn right and follow to first entrance to 207 Escarpment. Park in Visitors

Common Elements

Assoc Amenities: **BBQs Permitted, Exercise Room, Games Room, Playground, Pool, Tennis Court**
Assoc Fees: **\$350.63/Monthly**
Assoc Fee Incl:
Assoc Fee Rmrks:
Prop Mgmt Co: **Elite property management**
Building Name: **Cranberry Resort**
Pets Allowed: **Yes**
Locker: **Owned/0**
Condo Corp #: **34**
Condo Corp Yr End:

Exterior

Exterior Feat: **Private Entrance, Tennis Court**
Construct. Material: **Vinyl Siding**
Shingles Replaced:
Year/Desc/Source: **1992//Other**
Garage & Parking: **, Outside/Surface/Open, Visitor Parking, Exclusive Parking**
Parking Spaces:
Parking Level/Unit:
Services: **Cable, Cell Service, Electricity, High Speed Internet, Natural Gas, Street Lights, Telephone**
Water Source: **Municipal**
Lot Front (Ft): **0.00**
Location: **Urban**
Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Library, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**
Topography: **Flat, Wooded/Treed**
Restrictions: **Subdiv. Covenant**
Foundation: **Concrete Block**
Roof: **Asphalt Shingle**
Prop Attached: **Attached**
Apx Age: **16-30 Years**
Driveway Spaces: **1.0**
Parking Assigned: **1**
Garage Spaces:
Sewer: **Sewer (Municipal)**
Water Tmnt:
Lot Depth (Ft): **0.00**
Lot Shape:
Land Lse Fee:
Fronting On: **South**
Exposure: **South**


Interior

Interior Feat: **Separate Hydro Meters, Skylight, Water Heater**
Security Feat: **Smoke Detector(s)**
Basement: **None**
Laundry Feat: **Laundry Closet**
Cooling: **None**
Heating: **Baseboard, Fireplace-Gas**
Under Contract: **Hot Water Heater**
Inclusions: **Dishwasher, Dryer, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
Add Inclusions: **Weber Gas BBQ**
Basement Fin:
Contract Cost/Mo:

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
 Legal Desc: **UNIT 17, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 34 ; PTS BLK D PL 1654 (FORMERLY TWP NOTTAWASAGA), PTS 1, 2, 3, 4, 5 & 6 51R8961, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT28429 AS PARTIALLY RELEASED BY LT85383 & LT93975, - CONT IN DOCS**
 Zoning: **R1** Survey: **/**
 Assess Val/Year: **\$212,000/2021** Hold Over Days:
 PIN: **590340017** Occupant Type: **Owner**
 ROLL: **433104000214269**
 Possession/Date: **Immediate/** Deposit:

Brokerage Information

List Date: **04/21/2021**
 List Brokerage: **Royal LePage Locations North (Collingwood Unit B) Brokerage** 
 Source Board: **Southern Georgian Bay**

Prepared By: Todd Vanzuilekom, Salesperson

Date Prepared: 04/21/2021

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bathroom	Main			4-Piece
Bedroom	Main	17' 0" X 10' 7"	5.18 X 3.23	
Bedroom	Main	10' 5" X 11' 8"	3.17 X 3.56	
Dining Room	Second	9' 7" X 12' 7"	2.92 X 3.84	
Kitchen	Second	7' 9" X 12' 4"	2.36 X 3.76	
Living Room	Second	17' 4" X 18' 9"	5.28 X 5.72	
Bathroom Primary	Third			4-Piece, Ensuite
Bedroom Primary	Third	14' 5" X 16' 1"	4.39 X 4.90	

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

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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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