

# 105 SUMMER VIEW Avenue, Collingwood, Ontario L9Y 3Z1

Client Full  
**Active / Residential**

**105 SUMMER VIEW Av Collingwood**  
*Pending Board Approval*

MLS® #: **40113881**  
 Price: **\$620,000**



**Simcoe County / Collingwood / CW01-Collingwood**  
**3 Storey / House**

	Beds	Baths	Kitch
Main	1	1	1
Second	2	1	1
Third	1		

Beds: **4 ( 4 + 0 )**  
 Baths: **2 ( 2 + 0 )**  
 SF Total: **2,732 / Plans**  
 SF Range: **2001 to 3000**  
 Abv Grade Fin SF: **2,732.00 / Plans**  
 Common Interest: **Freehold / None**  
 Tax Amt/Yr: **\$0 / 2020**

Remarks/Directions

Public Rmks: **Charming 4 bedroom property located on a private lot surrounded by trees and greenery, a short drive to downtown Collingwood, close to Georgian Bay and 1hr 15 mins to Toronto Pearson Airport. The perfect weekend getaway or full time family home! The walk out 1st floor features a full kitchen, bedroom, 3pc bathroom, laundry and large rec room with a fireplace and 2 sets of doors leading out to the fenced-in, private backyard. This could be the ideal area for an inlaw suite. Head up to the 2nd floor and you'll find a bright open concept space with an updated kitchen, dining area with feature wall and walk out to the front deck, 2 bedrooms both with walk outs to the back deck and an updated 4pc bathroom. Upstairs features a bonus loft space with a spacious primary suite and separate flex space, perfect for a studio or playroom! Outside offers an expansive wrap-around deck with ample space for entertaining, new metal roof (2019), new vinyl siding (2020) and a private backyard, fully fenced with tons of greenery and trees surrounding the property. You'll also find a shed/bunkie with plenty of storage space, raised garden beds and a firepit. With easy access to the highway and 1hr 15 mins drive to Brampton, this property is in an ideal location! Close to Downtown Collingwood's boutiques, trail system, coffee shops, Georgian Bay and award winning restaurants and just a short drive to Blue Mountain Village, the area's beaches and private ski/golf clubs! Covid 19 protocols in place.**

Directions: **HWY 26 from Wasaga, turn right at roundabout onto poplar sideroad, turn left onto Summer View Avenue**  
 Common Elements

Exterior

Exterior Feat:	<b>Deck(s), Porch, Privacy, Year Round Living</b>	Roof:	<b>Metal</b>
Construct. Material:	<b>Vinyl Siding</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:		Apx Age:	<b>51-99 Years</b>
Year/Desc/Source:	<b>//Owner</b>	Rd Acc Fee:	
Property Access:	<b>Year Round Road</b>	Winterized:	
Other Structures:	<b>Other</b>	Garage Spaces:	
Garage & Parking:	<b>, Private Drive Single Wide,</b>	Sewer:	<b>Septic</b>
Parking Spaces:	Driveway Spaces: <b>4.0</b>	Gas, Recycling Pickup, Street Lights,	
Parking Level/Unit:	Parking Assigned:		
Services:	<b>Cell Service, Electricity, Garbage/Sanitary Collection, Natural Telephone</b>		
Water Source:	<b>Municipal</b>	Water Tmnt:	
Lot Size Area/Units:	/	Acres Range:	<b>&lt; 0.5</b>
Lot Front (Ft):	<b>64.00</b>	Lot Depth (Ft):	<b>251.00</b>
Location:	<b>Urban</b>	Lot Irregularities:	
Area Influences:	<b>Airport, Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Library, Major Highway, Park, Place of Worship, Playground Nearby, Public Parking, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other</b>		
View:	<b>Trees/Woods</b>	Retire Com:	
Topography:	<b>Flat, Level, Wooded / Treed</b>	Fronting On:	

Interior

Interior Feat:	<b>In-law Capability, Other</b>	Contract Cost/Mo:	
Basement:	<b>None</b>	Basement Fin:	
Cooling:	<b>Central Air</b>		
Heating:	<b>Forced Air, Gas</b>		
Under Contract:	<b>Hot Water Heater</b>		
Inclusions:	<b>Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove, Washer</b>		
Add Inclusions:	<b>Additional fridge, stove, microwave and 1 water cooler</b>		
Exclusions:	<b>all furnishings inside and outside..all items in shed..bbq &amp; smoker</b>		

Property Information


Common Elem Fee: **No**  
 Legal Desc: **LT 88 PL 1041 NOTTAWASAGA; COLLINGWOOD**  
 Zoning: **R1**  
 Assess Val/Year: **\$307,000/2021**  
 PIN: **583000032**  
 ROLL: **433108000565900**  
 Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **None/**  
 Hold Over Days:  
 Occupant Type: **Owner**

Deposit:

Brokerage Information

List Date: **05/14/2021**  
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**   
 Source Board: **Southern Georgian Bay**

**Prepared By: Giovanni Boni, Salesperson**

**Date Prepared: 05/14/2021**

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

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
<b>Bathroom</b>	<b>Main</b>			<b>3-Piece</b>
<b>Bedroom</b>	<b>Main</b>	<b>10' 0" X 13' 10"</b>	<b>3.05 X 4.22</b>	
<b>Kitchen</b>	<b>Main</b>	<b>10' 1" X 15' 4"</b>	<b>3.07 X 4.67</b>	
<b>Recreation Room</b>	<b>Main</b>	<b>23' 5" X 22' 3"</b>	<b>7.14 X 6.78</b>	
<b>Bathroom</b>	<b>Second</b>			<b>4-Piece</b>
<b>Bedroom</b>	<b>Second</b>	<b>10' 8" X 15' 7"</b>	<b>3.25 X 4.75</b>	
<b>Bedroom</b>	<b>Second</b>	<b>10' 4" X 15' 7"</b>	<b>3.15 X 4.75</b>	
<b>Dining Room</b>	<b>Second</b>	<b>18' 2" X 16' 4"</b>	<b>5.54 X 4.98</b>	
<b>Kitchen</b>	<b>Second</b>	<b>12' 8" X 16' 1"</b>	<b>3.86 X 4.90</b>	
<b>Bedroom Primary</b>	<b>Third</b>	<b>12' 2" X 26' 3"</b>	<b>3.71 X 8.00</b>	
<b>Loft</b>	<b>Third</b>	<b>23' 6" X 16' 10"</b>	<b>7.16 X 5.13</b>	
<b>Other</b>	<b>Main</b>	<b>9' 9" X 17' 0"</b>	<b>2.97 X 5.18</b>	<b>Separate Room</b>
<u>Desc:</u> <b>Bunkie shed</b>				
<b>Other</b>	<b>Main</b>	<b>5' 7" X 10' 5"</b>	<b>1.70 X 3.17</b>	<b>Separate Room</b>
<u>Desc:</u> <b>Bunkie shed</b>				

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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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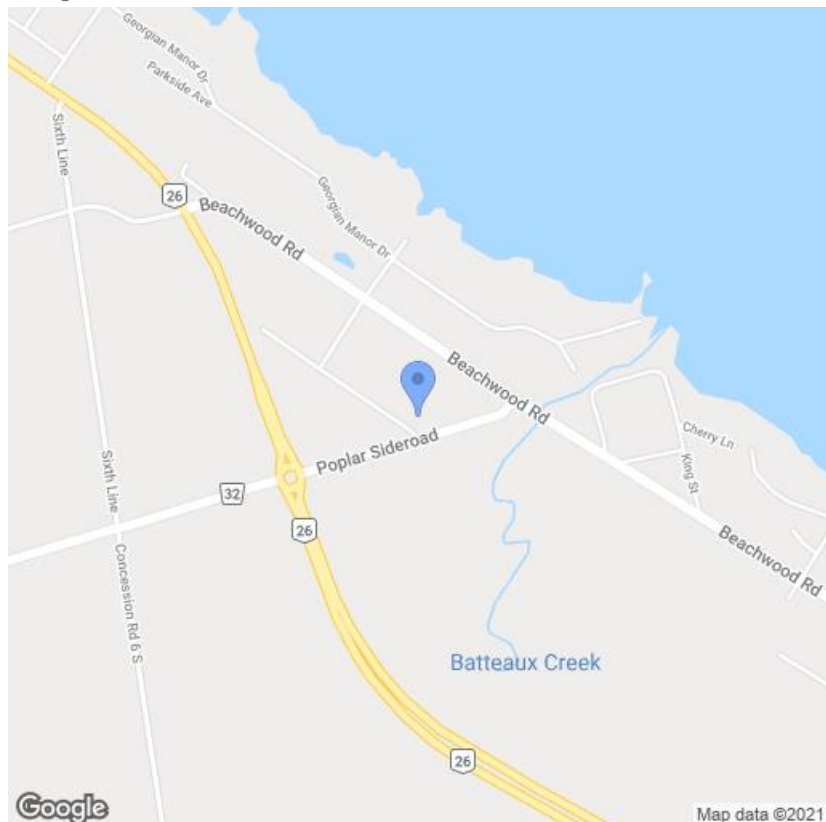








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