

# 24 RAMBLINGS Way Unit #705, Collingwood, Ontario L9Y 5C6

Client Full  
**Active / Residential**

**24 RAMBLINGS Wy #705 Collingwood**  
*Pending Board Approval*

MLS® #: 40149705  
Price: **\$629,000**



## Simcoe County/Collingwood/CW01-Collingwood

### 1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	2	2	1

Beds: 2 ( 2 + 0 )  
Baths: 2 ( 2 + 0 )  
SF Total: 1,037/Plans  
SF Range: 1001 to 1500  
Abv Grade Fin SF: 1,037.00/Plans  
Common Interest: Condominium  
Tax Amt/Yr: \$2,400/2020  
Condo Fee/Freq: 774.00/Monthly  
Addl Monthly Fees: \$0.00

Remarks/Directions

**Public Rmks:** Panoramic views of Georgian Bay from this updated, 2 bed apartment at Bayview Tower in Ruperts Landing, Collingwood. This 7th floor unit has been meticulously maintained and boasts huge windows and doors throughout to maximize those stunning water views! The open concept space features tons of light, space to entertain, engineered hardwood floors, multiple ways to access the large balcony and many updated finishes including trim, doors and light fixtures. The kitchen boasts new appliances (2017), Cambria quartz countertops, AyA cupboards, breakfast bar and soft close drawers. Relax in the living room, entertain in the kitchen/dining area or sip wine outside on the balcony, all while taking in the breathtaking views of Georgian Bay. The good size primary suite offers floor to ceiling windows with lake views, doors leading out to the balcony and an ensuite bathroom with updated floor and walk-in shower. You'll also find a second guest bedroom with balcony access, 4pc guest bathroom and in-suite laundry/utility room. Enjoy all that Ruperts Landing has to offer. Featuring a private gated entrance, waterfront access, protected marina with boat launch, recreation centre; with a salt water pool, fitness room, squash/basketball/racquetball court, social room, tennis courts and a playground! Take a walk through the beautifully maintained grounds and play in the glistening water of Georgian Bay just steps away. A short drive to downtown Collingwood, Blue Mountain and the areas private ski and golf clubs. Covid 19 protocols in place.

**Directions:** Hwy 26 to Gun Club Lane; right to Ramblings Way left to the Gate

Common Elements

Common Element Additional Fee: **0.00**

Common Element/Condo Amenities: **BBQs Permitted, Club House, Exercise Room, Games Room, Playground, Pool, Sauna, Tennis Court, Other**

Condo Fees: **\$774.00/Monthly**  
Condo Fees Incl: **Building Insurance, Cable TV, Common Elements**  
Pets Allowed: **Restricted**  
Prop Mgmt Co: **E & H property management**

Condo Corp #: **0**  
Condo Corp Yr End:

Exterior

Exterior Feat: **Balcony, Landscaped, Other, Privacy, Private Entrance, Recreational Area, Year Round Living**  
Construct. Material: **Brick**  
Shingles Replaced: Foundation:  
Year/Desc/Source: **1987//Owner**  
Pool Features: **Community, Indoor**  
Garage & Parking: **, Outside/Surface/Open, Unassigned Parking**  
Parking Spaces: **1**  
Parking Level/Unit: **1**  
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone**  
Water Source: **Municipal**  
Lot Front (Ft): **0.00**  
Location: **Urban**  
Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Landscaped, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**  
View: **Bay, Trees/Woods, Water**  
Topography: **Flat**  
Restrictions:

Roof: **Asphalt Shingle**  
Prop Attached: **Attached**  
Apex Age: **31-50 Years**  
Garage Spaces: **Sewer (Municipal)**  
Sewer:  
Water Trmt: **0.00**  
Lot Depth (Ft): **0.00**  
Lot Irregularities:  
Lot Shape:  
Land Use Fee:  
Retire Com:  
Fronting On:  
Exposure: **North**

Interior

Interior Feat: **Ceiling Fans, Other**  
Security Feat: **Other**  
Laundry Feat: **In-Suite**  
Cooling: **Central Air**

Heating: **Electric Forced Air**  
 Under Contract: **Hot Water Heater**  
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**  
 Add Inclusions: **Some furniture negotiable (see exclusions for excluded furniture)**  
 Exclusions: **all contents of small bedroom, both TVs, All items in kitchen cupboards and closets, Cabinet in alcove behind master bedroom door, Personal ornaments and paintings All other furnishings negotiable**

Contract Cost/Mo:

#### Property Information

Common Elem Fee: **Yes**  
 Legal Desc: **UNIT 5, LEVEL 7, SIMCOE CONDOMINIUM PLAN NO. 78 ; PT LT 15 E/S FRONT ST PL 177, PTS 16, 19 & 21 51R14954, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT121205 ; COLLINGWOOD**  
 Zoning: **R1**  
 Assess Val/Year: **\$211,000/2021**  
 PIN: **590780071**  
 ROLL: **433104000250835**  
 Possession/Date: **Flexible/**

Local Improvements Fee:  
 Survey: **/**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **TBD**

#### Brokerage Information

List Date: **08/06/2021**  
 List Brokerage: **[Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#)**  
 Source Board: **Southern Georgian Bay**

**Prepared By: Todd Vanzuilekom, Salesperson**

**Date Prepared: 08/06/2021**

**POWERED by [itsorealestate.com](https://itsorealestate.com). All rights reserved.**

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

#### MLS® #: 40149705

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom Primary	Main			3-Piece, Ensuite
Bathroom	Main			4-Piece
Bedroom	Main	10' 4" X 11' 5"	3.15 X 3.48	
Dining Room	Main	7' 7" X 11' 4"	2.31 X 3.45	
Kitchen	Main	11' 2" X 11' 4"	3.40 X 3.45	
Living Room	Main	11' 9" X 11' 4"	3.58 X 3.45	
Bedroom Primary	Main	16' 5" X 11' 4"	5.00 X 3.45	

#### MLS® #: 40149705

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

#### MLS® #: 40149705

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

Date:

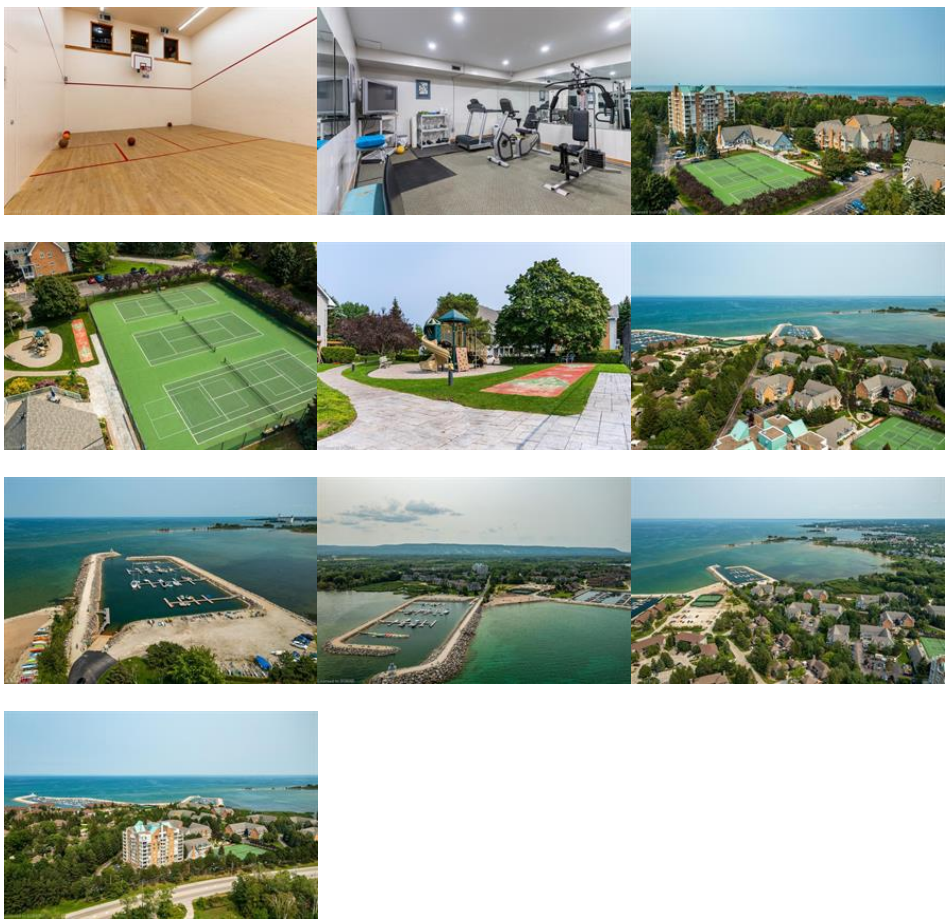
Level:

#### MLS® #: 40149705









MLS® #: 40149705



