

9 HARBOUR Street E Unit #3404-3406, Collingwood, Ontario L9Y 5C5

Client Full

9 HARBOUR St E #3404-3406
Collingwood

MLS® #: 40479014

Active / Residential

Pending Board Approval

Price: **\$105,000**



Simcoe County/Collingwood/CW01-Collingwood

1 Storey/Apt/Apartment/Condo Unit



Water Body: **Georgian Bay**

Type of Water: **Bay**

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,250**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,250/Plans**
 DOM: **0**
 Common Interest: **Fractional**
 Tax Amt/Yr: **\$0.00/2023**
 Condo Fee/Freq: **\$2,043.82/Annually**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **Experience the pinnacle of luxury and flexibility with fractional ownership at Living Water Resort. This exquisite 2 bedroom/2 bathroom accommodation comes with a unique lock-off option, allowing you to maximize your investment. Leave your worries behind as property tax and maintenance fees are covered until 2030, giving you peace of mind and a hassle-free ownership experience. Your ownership grants you the privilege of enjoying 3 weeks per year in a spacious 2 bedroom suite, perfect for family getaways or entertaining guests. Alternatively, you have the flexibility to convert it into a 1 bedroom studio, extending your stay to an incredible 6 weeks per year. What sets this ownership apart is the freedom it offers. You can choose to savor your weeks at the picturesque home resort, Living Water, nestled along the breathtaking Georgian Bay waterfront. Or, embark on adventures worldwide by exchanging your weeks through the Interval International Program, ensuring you explore new horizons. We understand that plans can change, which is why we provide you with allocated weeks that can be moved to align with your schedule through a simple change request with the resort. Moreover, this property boasts idyllic waterfront accommodations on the shores of Georgian Bay, promising serene mornings and captivating sunsets right at your doorstep. Experience the best of both worlds—luxury and flexibility—with fractional ownership at Living Water Resort. This is your opportunity to own a piece of paradise, ensuring unforgettable vacations and cherished memories for years to come. Unit availability - week 11, week 12 and week 19**

Directions: **Hwy 26, Right on Balsam, right onto Harbour St.**

Common Elements

Common Element Additional Fee: **0.00**

Common Element/Condo Amenities: **Business Centre (WiFi Bldg), Club House, Concierge, Elevator, Exercise Room, Games Room, Guest Suites, Playground, Pool, Roof Top Deck/Garden, Visitor Parking**

Condo Fees: **\$2,043.82/Annually**

Condo Fees Incl: **Association Fee, Building Insurance, Building Maintenance, Cable TV, Central Air Conditioning, Common Elements, Ground Maintenance/Landscaping, Heat, High Speed Internet, Hydro, Parking, Private Garbage Removal, Property Management Fees, Snow Removal, Water, Water Heater, Windows**

Locker: **None**

Balcony: **Open, Terrace**

Pets Allowed: **No**

Condo Corp #: **372**

Building Name: **The Residences at Living Water Resort**

Waterfront

Waterfront Type: **Indirect Waterfront**

Water View: **No Water View**

Waterfront Features: **Beach Front**

Dock Features: **Boat Launch, Boat Slip, Marina Services**

Dock Type: **Private Docking**

Boat House:

Shoreline: **Deep, Mixed**

Frontage: **0.00**

Shore Rd Allow: **None**

Exposure:

Channel Name:

Island Y/N: **No**

Exterior

Construct. Material: **Brick**

Roof: **Asphalt Rolled**

Shingles Replaced:

Foundation:

Prop Attached: **Attached**

Year/Desc/Source: **//**

Apx Age: **6-15 Years**

Property Access: **Year Round Road**

Garage & Parking: **Visitor Parking**

Parking Spaces: **0**

Driveway Spaces: **0.00**

Garage Spaces:

Water Source: **Municipal**

Water Tmnt:

Sewer: **Sewer (Municipal)**

Lot Size Area/Units: **/**

Acres Range: **< 0.5**

Acres Rent:

Lot Front (Ft): **0.00**

Lot Depth (Ft): **0.00**

Lot Shape:

Location: **Urban**

Lot Irregularities:

Land Lse Fee:

Area Influences: **Beach, Business Centre, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Landscaped, Marina, Park, Place of Worship, Playground Nearby, Schools, Shopping Nearby, Skiing, Trails, Other**

View: **Bay, Hills**

Retire Com:

Topography: **Dry, Flat**

Fronting On: **East**

Restrictions:

Subdiv. Covenant, Other

Exposure:

East

Interior

Interior Feat: **Built-In Appliances, Elevator, Guest Accommodations, Hot Tub**
 Laundry Feat: **In-Suite**
 Cooling: **Central Air**
 Heating: **Forced Air**
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Furniture, Refrigerator, Stove, Washer, Window Coverings**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
 Legal Desc: **UNIT 22, LEVEL 2, SIMCOE STANDARD CONDOMINIUM PLAN NO. 372 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN SC1248731 TOWN OF COLLINGWOOD**
 Zoning: **C7** Survey: **None/**
 Assess Val/Year: **\$0/2022** Hold Over Days:
 PIN: **593720222** Occupant Type: **Owner**
 ROLL: **433104000212826**
 Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **09/12/2023**
 List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Steve Simon, Salesperson
 Date Prepared: 09/12/2023

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bedroom	Main	19' 0" X 15' 0"	5.79 X 4.57	
Living Room	Main	24' 8" X 11' 8"	7.52 X 3.56	
Dining Room	Main	13' 0" X 9' 0"	3.96 X 2.74	
Kitchen	Main	13' 0" X 13' 0"	3.96 X 3.96	
Bedroom	Main	25' 0" X 12' 0"	7.62 X 3.66	
Bathroom	Main			4-Piece
Bathroom	Main			3-Piece

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

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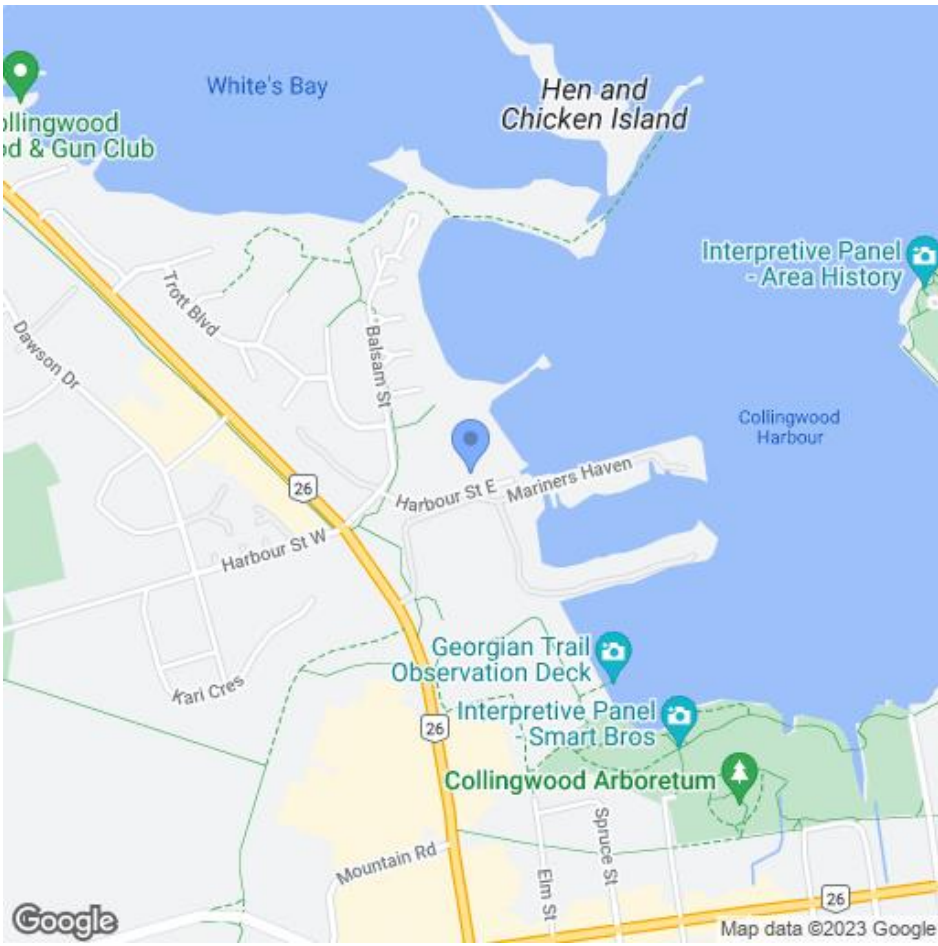
Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Date:
 Information Statement:

Level:

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