

1 HUME Street Unit #216, Collingwood, Ontario L9Y 0X3

Client Full
Active / Residential

1 HUME St #216 Collingwood
Pending Board Approval

Listing ID: 40569368
Price: **\$799,900**



Simcoe County/Collingwood/CW01-Collingwood

1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **913**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **913/Builder**
 DOM: **1**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$2,357.00/2023**
 Condo Fee/Freq: **\$503.00/Monthly**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **LOCATION LOCATION LOCATION! Introducing a luxurious living experience in the heart of downtown Collingwood. Nestled within the esteemed Monaco building on Hume St, this brand-new 2023 condo offers a contemporary sanctuary boasting incredible amenities and just steps to shopping, restaurants and beautiful Georgian Bay. Step into this immaculate 2-bed, 2-bath residence, never before lived in condo in perfect move-in-ready condition. From the moment you enter, be greeted by the seamless blend of modern design and comfort, providing a haven for refined living. The kitchen boasts quartz counters and plenty of storage space. The living/dining area brings in lots of natural light and has access to the balcony. The primary suite is a great size with ensuite bath and doors leading out to a balcony for that fresh morning coffee. Located just moments away from an array of amenities, indulge in the convenience of walking to boutique shopping, delightful coffee shops, the serene harbour, and award-winning restaurants, making every day a delightful exploration of the vibrant Collingwood lifestyle. For the avid sports enthusiast, this prime location offers proximity to private ski and golf clubs, ensuring year-round entertainment and leisure at your doorstep. The Monaco building offers a state-of-the-art fitness centre, ensuring your wellness needs are met without leaving the comfort of home, a rooftop garden with breathtaking bay views (to be opened Spring 2024) perfect for entertaining, a lounge room with kitchen, Wi-Fi enabled common areas and indoor/outdoor bicycle parking racks. The presence of a dedicated concierge adds an extra layer of convenience. In addition to the unit, there is an exclusive locker on level A as well as 1 underground parking spot. Don't wait, book a showing today.**

Directions: **Located at the corner of Hurontario St & Hume St**

Common Elements

Common Element Additional Fee: **0.00**
 Common Element/Condo Amenities: **Concierge, Exercise Room, Roof Top Deck/Garden, Other**
 Condo Fees: **\$503.00/Monthly**
 Condo Fees Incl: **Building Insurance, Building Maintenance, Doors, Ground Maintenance/Landscaping, Parking, Roof, Snow Removal**
 Locker: **Owned/215 level A**
 Pets Allowed: **Restricted**
 Prop Mgmt Co: **First service residential**
 Balcony: **Open**
 Condo Corp #: **SSCP 500**
 Condo Corp Yr End:

Exterior

Exterior Feat: **Balcony, Landscaped, Privacy, Year Round Living**
 Construct. Material: **Solid Brick, Stone, Other**
 Shingles Replaced: /Completed / New/
 Year/Desc/Source: /Completed / New/
 Garage & Parking: **Underground Parking//Covered Parking//Exclusive Parking, Reserved/Assigned**
 Parking Spaces: **1**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone**
 Water Source: **Municipal**
 Location: **Urban**
 Area Influences: **Beach, Dog Park, Downtown, Golf, High Traffic Area, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Public Transit, Rec./Community Centre, School Bus Route, Schools, Shopping**
 Topography: **Flat**
 Restrictions: **Other**
 Foundation: **0.0**
 Driveway Spaces: **0.0**
 Roof: **Asphalt Shingle, Other**
 Prop Attached: **Attached**
 Apx Age: **0-5 Years**
 Garage Spaces:
 Sewer: **Sewer (Municipal)**
 Land Lse Fee:

Interior

Interior Feat: **Other**
 Laundry Feat: **In-Suite, Inside, Laundry Closet**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Inclusions: **Dishwasher, Refrigerator, Stove, Washer**

Property Information

Common Elem Fee: **Yes**

Local Improvements Fee:

Legal Desc: **LEVEL 3, SIMCOE STANDARD CONDOMINIUM PLAN NO. 500 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN SC2011648 TOWN OF COLLINGWOOD**

Zoning: **C1-7** Survey: **None/**

Assess Val/Year: **\$0/2023** Hold Over Days:

PIN: **595000433** Occupant Type: **Vacant**

ROLL: **0**

Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **04/23/2024**

List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage** 

Source Board: The Lakelands Association of REALTORS®

Prepared By: Steve Simon, Salesperson

Date Prepared: 04/24/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bathroom	Main			3-Piece
Bathroom	Main			4-Piece
Bedroom	Main	12' 0" X 9' 9"	3.66 X 2.97	
Bedroom Primary	Main	15' 11" X 10' 7"	4.85 X 3.23	
Kitchen	Main	9' 0" X 14' 4"	2.74 X 4.37	
Living Room/Dining Room	Main	22' 5" X 11' 7"	6.83 X 3.53	

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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: _____ Level:
 Information Statement:

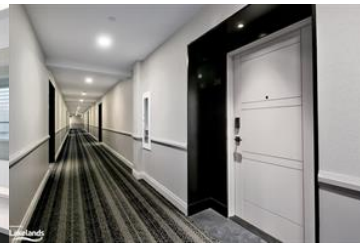
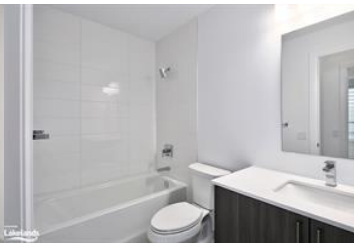
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1 Hume St



Located Downtown Collingwood, short walk to the Bay



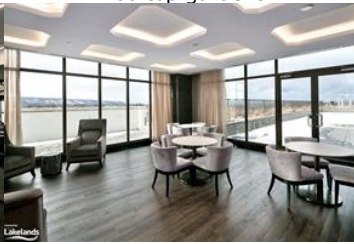
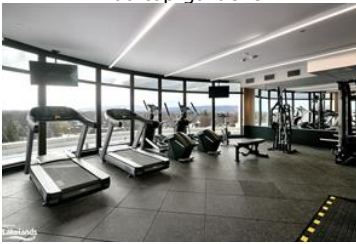
Guest bedroom



Rooftop gardens

Rooftop gardens

Close to ski hills



Fitness centre

Party room

Bar and kitchen

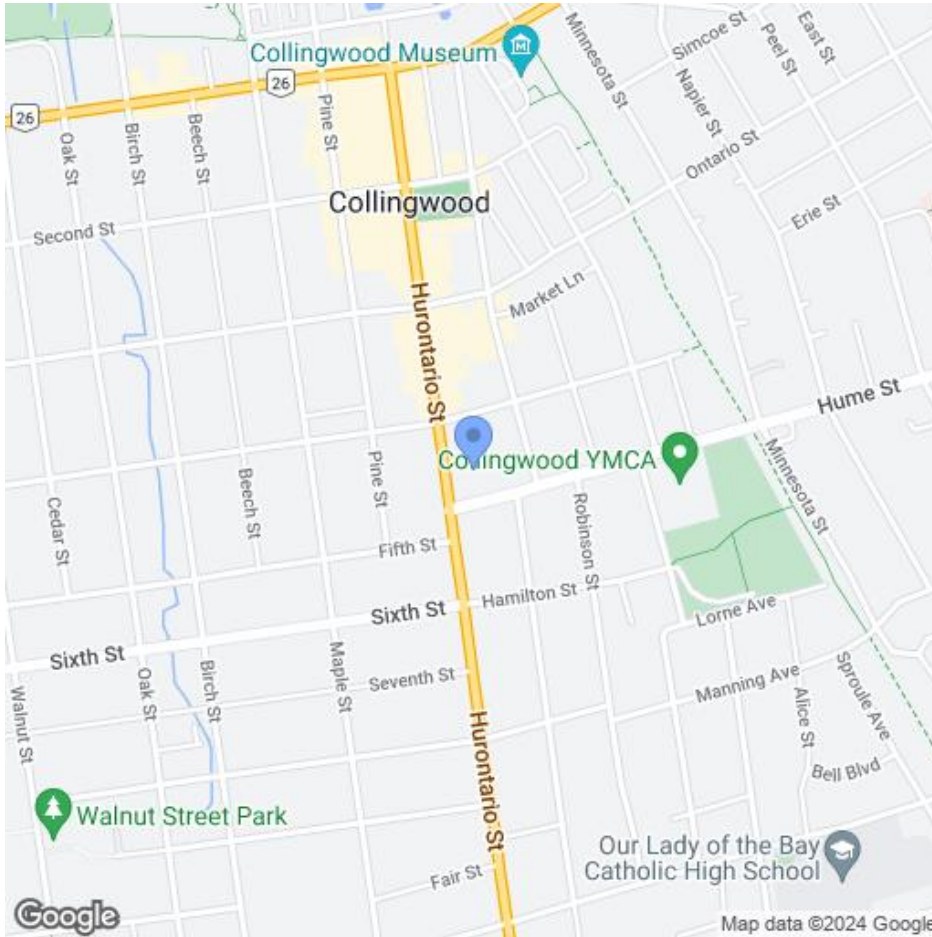


Lounge

Entry to the building



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