

Cross Property Client Full

5 SUNDIAL COURT
Collingwood, ON L9Y 5E5
Simcoe County/ Collingwood/

Residential/ Condo/ For Sale
Active

Price: \$374,900.00



MLS#: **197745**
 List Date: **25-May-2019** Bedrooms (AG/BG): **2 (2/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**
 Type: **Attached/Row**
 Style: **2 Storey**
 Sqft Above Grade: **1,150** Sqft Below Grade: **0**
 Sq Ft Finished: **1,150** Sq Ft. Unfinished:
 Sq Ft Source: **LBO provided**
 New Construction: **No** # Rooms: **7**
 Title/Ownership: **Condominium** Recreational: **No**
 Fronting On: **East** Year Built/Desc: **2000/ Completed / New**
 Access: **Paved Road, Year Round**
 Driveway Spaces/Type: **1/ Reserved/Assigned/ Asphalt**
 Waterfront: **No** WF Exposure:
 Leased Land Fee:

Public Remarks: **Turn Key condo at Cranberry the Links. 2 bedrooms, 2 baths, 1150 sq. ft. gas fireplace. Very well maintained, nicely furnished. Sliding doors lead to a private yard backing onto large pond on the Cranberry Golf course. Walk or bike to the Georgian Trail, close to Blue Mountain and the private ski clubs, but also just a stroll to the community pool. Summer or Winter, Full time or Part time this condo is versatile and affordable. Would also make a great income property.**

Directions: **Hwy 26 West of Collingwood to Cranberry The Links on South Side**

Interior Features

Interior Features: **Main Floor Laundry, Winterized**
 Basement: **None/ None/** Fireplace: **Natural Gas**
 Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas**
 HVAC: **Central Air** Foundation: **Poured Concrete**
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **Community, In Ground**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **None**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, Recycling Pickup, School Bus Route, Telephone**
 Topography: **Dry, Flat, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Exterior Features: **Balcony, Deck(s), Privacy, Year-Round Living**
 Site Influences: **Golf, Landscaped, Pond, Schools**
 Schools: **Mountainview PS Vanier High School CCI**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings**

Exclusions: **None**

Condominium

Condo Name: **Cranberry The Links** Property Mgr/Phone: **ProGuard/ 705-445-6383**
 Condo Corp.#: **247** Condo Fee: **332.11** Fee Remarks:
 Condo Corp. Yr End: **30-Apr-2019** Pets Permitted: **Restricted** Status Certificate/Date: /
 Laundry Access: Locker #/Info: / **None**
 Parking Type #1: **Exclusive** Parking Type #2:
 Condo Amenities: **Pool, Visitor Parking**
 Included In Costs: **Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Snow Removal**

Lease Requirements: Pets Permitted: **Restricted**
 Property Mgr/Phone: **ProGuard/ 705-445-6383**

Tax Information

Roll#: **433104000215031** Local Improve Fee/Comments /
 Pin#: **592470003** Zoning: **RESIDENTIAL** Taxes/Year: **\$2,360/ 2018**
 Assessment \$/Year: **\$213,000/2016** Survey/Year: **No** Survey Type:
 Legal Description: **UNIT 3, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO 247**

Rooms

Room	Level	Dimensions	Features
Living Room	M	10'7"x18'2"	
Kitchen	M	9'4"x12'4"	
Dining Room	M	10'7"x12'7"	
Master Bedroom	2	16'0"x9'10"	
Bedroom	2	11'5"x13'0"	
Bathroom	2		4-Piece
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Chestnut Park Real Estate Limited, Brokerage

Client Full Report

Date Printed: 05/27/2019

Prepared By: **READ HILTON, Salesperson**

Chestnut Park Real Estate Limited, Brokerage

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