

Cross Property Client Full

20 RAMBLINGS WAY #45
Collingwood, ON L9Y 5C6
 Simcoe County/ Collingwood/

Residential/ Condo/ For Sale
Active

Price: \$379,000.00



MLS#: **206354**
 List Date: **03-Jul-2019** Bedrooms (AG/BG): **2 (2/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**

Type: **Townhouse**
 Style: **Bungalow**
 Sqft Above Grade: **1,154** Sqft Below Grade: **0**
 Sq Ft Finished: **1,154** Sq Ft. Unfinished: **0**
 Sq Ft Source: **Builder Floor Plan(s)**
 New Construction: **No** # Rooms: **8**
 Title/Ownership: **Condominium** Recreational: **Yes**
 Fronting On: **North** Year Built/Desc: **1982/ Completed / New**

Access: **Municipal road, Year Round**
 Driveway Spaces/Type: **1/ Mutual/Shared/ Asphalt**
 Waterfront: **No** WF Exposure:
 Leased Land Fee:

Public Remarks: Rarely available ground floor unit at amenity rich Rupert's Landing Waterfront Development. All on one level, 2 bedrooms, 2 bath & 1150 sq ft. Large entry closet/ separate storage room with full size washer/dryer. Open concept living/dining area W/gas fireplace, wood floors/glass sliding doors to patio. Kitchen has stainless appliances, lots of counter space, double sinks. Freshly painted, large master with walk out to patio, modern ensuite bath with shower stall. Guest bedroom with semi-ensuite. Rupert's Landing is a unique development offering organized recreation programs for all ages. Be active & join in, or stay home and relax in your safe and quiet environment. The condo is a short walk to the water, recreation center and tennis courts. The complex features a well equipped recreation center W/common room for gatherings, exercise room, squash court, indoor pool, 3 tennis courts, kids playground, marina W/boat launch, swimming area. Water charges included in condo fees.

Directions: Highway 26 West of Collingwood to Gun Club Road on North Side, to Rupert's entrance on Left. Unit is located behind the apartment building.

Interior Features

Interior Features: **Main Floor Laundry, Separate Heating Controls, Water Heater Owned**
 Basement: **None/ None/** Fireplace: **Natural Gas**
 Heat Primary/Sec: **Fireplace-Gas/ Baseboard**
 HVAC: **None** Foundation: **Poured Concrete**
 Under Contract \$: UFFI: **No** Furnace Age:
 Under Contract/Rental Items: **None** Plumbing Age:
 Lease To Own Equip: **None** Oil Tank Age:
 Accessibility: **Bath Grab Bars, Level within Dwelling, Open Floor Plan, Shower Stall** Wiring Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **Community**
 Exterior Finish: **Brick, Wood**
 Restrictions: **Subdivision Covenants**
 Services: **Cable, Cell Service, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Telephone, Underground Wiring**
 Topography: **Flat, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Water Treatment: **None**
 Exterior Features: **Controlled Entry, Patio(s)**
 Site Influences: **Golf, Hospital, Lake Access, Playground Nearby, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**
 Schools: **Mountain View Public School, Vanier Catholic High School, Collingwood Collegiate**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Hot Water Tank Owned**

Exclusions: **None**

Condominium

Condo Name: **RUPERTS LANDING** Property Mgr/Phone: **Shore to Slope/ 705 444 5139**
 Condo Corp.#: **53** Condo Fee: **461.90** Fee Remarks:
 Condo Corp. Yr End: **30-Jun-2019** Pets Permitted: **Restricted** Status Certificate/Date: **No/**
 Laundry Access: **In-Suite** Locker #/Info: **/ Exclusive**
 Parking Type #1: **Unassigned** Parking Type #2:
 Condo Amenities: **BBQs Permitted, Club House, Exercise Room, Games Room, Party Room, Playground, Pool, Tennis Court, Visitor Parking, Year Round Living**
 Included In Costs: **Building Insurance, Building Maintenance, Common Elements, Decks, Garbage Removal, Ground Maintenance/Landscaping, Management, Roof, Snow Removal, Water, Windows**
 Lease Requirements: Pets Permitted: **Restricted**
 Property Mgr/Phone: **Shore to Slope/ 705 444 5139**

Tax Information

Roll#: **433104000250302** Local Improve Fee/Comments **No/**
 Pin#: **590530002** Zoning: **Residential** Taxes/Year: **\$2,376/ 2019**
 Assessment \$/Year: **\$202,000/2016** Survey/Year: **No** Survey Type:
 Legal Description: **UNIT 2, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 53; PT LT 15 E/S FRONT ST PL 177, PT WATER LT K5 PL 343, PTS 7,8,9,10,12 & 13 51R14954**

Rooms

Room	Level	Dimensions	Features
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Living Room/Dining Room	M	11'2"x22'	Fireplace
Dining Room	M	10'x10'6"	Walkout to Balcony/Deck
Kitchen	M	8'6"x10'	
Foyer	M	6'x10'	Tile Floors
Master Bedroom	M	13'x15'2"	
Bedroom	M	9'8"x12'	Semi-Ensuite (walk thru)
Bathroom	M		3-Piece, Ensuite
Bathroom	M		4-Piece

Chestnut Park Real Estate Limited, Brokerage

Client Full Report

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Prepared By: READ HILTON, Salesperson

www.ReadHilton.com

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