

# 24 RAMBLINGS Way Unit #905, Collingwood, Ontario L9Y 5C6

Client Full  
**Active / Residential**

[24 RAMBLINGS Wy #905 Collingwood](#)

MLS® #: 40122502  
 Price: **\$719,000**



**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: 1,049/Plans  
 SF Range: 1001 to 1500  
 Abv Grade Fin SF: 1,049.00/Plans  
 Common Interest: Condominium  
 Tax Amt/Yr: \$3,100/2020  
 Condo Fee/Freq: 774.07/Monthly

Remarks/Directions

Public Rmks: **Great location just outside of Collingwood, walking distance to the Georgian Trail and restaurants. Rupert's Landing is a welcoming water front development with 250 homes. This unit has dramatic views of Georgian Bay and the ski hills from the 9th floor. The unit faces east for glorious morning sunrises showcased by floor to ceiling windows and sliding doors. Spend endless hours on the balcony that is usable 365 days a year, sheltered from the wind & elements with tiled floor and panoramic views. BBQ is directly hooked up to gas. Unit is 2 bedrooms, 2 bathrooms, upgraded with new interior doors and beautiful laminate flooring, renovated bathrooms, 2 fireplaces and primary bedroom has tons of closets and storage, ensuite bath with stand up shower. High efficiency wall furnaces and A/C. All rooms have access through sliding doors to balcony. Secure building with locker and bike storage available. Live the lifestyle at Rupert's Landing with full time recreation director, clubhouse with indoor pool, exercise room, 3 tennis/pickle ball courts, swim platform and marina. Perfect spot for full or part time living. Water, sewer, cable and internet all included in the condo fees.**

Directions: **From Collingwood west on Hwy 26 to Gun Club Rd, go right - proceed to gate.**

Common Elements

Common Element/Condo Amenities: **BBQs Permitted, Elevator, Exercise Room, Games Room, Party Room, Playground, Pool, Sauna, Tennis Court**

Condo Fees: **\$774.07 / Monthly**

Condo Fees Incl: **Association Fee, Building Insurance, Building Maintenance, Cable TV, Common Elements, Decks, Doors, Ground Maintenance/Landscaping, Natural Gas**

Locker: **Exclusive / 24**

Pets Allowed: **Restricted**

Prop Mgmt Co: **E&H Property Management**

Condo Corp #: **SCC#78**

Condo Corp Yr End: **06/30/2021**

Exterior

Exterior Feat: **Balcony, Controlled Entry, Privacy, Recreational Area, Restricted Waterfront, Security Gate, Tennis Court, Year Round Living**

Construct. Material: **Brick**

Shingles Replaced: /

Year/Desc/Source: **1982/Owner/Estimated**

Property Access: **Private Road, Year Round Road**

Other Structures: **None**

Pool Features: **Community**

Garage & Parking: **Underground Parking, Outside/Surface/Open, Visitor Parking, Unassigned Parking, Asphalt Driveway**

Parking Spaces: /

Parking Level/Unit: /

Services: **Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone Available, Underground Wiring**

Water Source: **Municipal**

Lot Size Area/Units: /

Location: **Urban**

Area Influences: **Dog Park, Golf, Greenbelt/Conservation, Hospital, Lake Access, Landscaped, Marina, Playground Nearby, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**

View: **Bay**

Topography: **Open space, Wooded/Treed**

Restrictions: **Subdiv. Covenant**

Local Impvmt: **No**

School District: **Simcoe County District School Board**

High School: **CCI**

Elementary School: **Mountain View PS**

Interior

Interior Feat: **Separate Heating Controls, Water Heater**  
Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
Access Feat: **Elevator**  
Basement: **None** Basement Fin:  
Laundry Feat: **In-Suite**  
Cooling: **Central Air**  
Heating: **Baseboard, Electric, Fireplace-Gas**  
Fireplace: **2/Electric, Natural Gas** FP Stove Op: **Yes**  
Under Contract: **Hot Water Heater** Contract Cost/Mo:  
Lease to Own: **None**  
Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings** UFFI: **No**  
Furnace Age: Tank Age:

Property Information

Common Elem Fee: **No** Local Improvements Fee: **No**  
Legal Desc: **UNIT 5, LEVEL 9, 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: **Residential** Survey: **None/**  
Assess Val/Year: **\$211,000/2016** Hold Over Days: **120**  
PIN: **590780083** Occupant Type: **Owner**  
ROLL: **433104000250847**  
Possession/Date: **Flexible/** Deposit: **25000**

Brokerage Information

List Date: **06/01/2021**  
List Brokerage: **[Chestnut Park Real Estate Limited \(Collingwood\) Brokerage](#)**  
Source Board: **Southern Georgian Bay**

**Prepared By: READ HILTON, Salesperson**

**Date Prepared: 06/01/2021**

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