

**Property Member Full**

**28 RAMBLINGS Way Unit #28, Collingwood, Ontario L9Y 5C6**

Listing

Member Full  
**Incomplete / Residential**

**Confidential for REALTORS® Only**

MLS® #: **40323959**  
 List Price: **\$675,000**



**Simcoe County/Collingwood/CW01-Collingwood**  
**Bungalow/Row/Townhouse/Attached**

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **2 (1 + 1)**  
 SF Fin Total: **1,152**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,152/Builder**  
 BG Fin SF: **0**  
 Tot Unfin SF: **0**  
 DOM/CDOM  
 Common Interest: **Condominium**  
 Tax Amt/Yr: **\$2,370.00/2022**  
 Condo Fee/Freq: **\$560.00/Monthly**

Seller: **Linda Murray & Mark Thomson**

**Remarks/Directions**

**Public:** Rarely available upgraded 2 bedroom ground floor condo at Rupert's Landing, one of Collingwood's most highly sought after waterfront communities. Beautiful grounds with mature trees, meandering pathways and a great sense of community. Driftwood model is on one level with no stairs to manage and has a nice location within the development. The unit has 2 exclusive-use terraces, 2 spacious bedrooms, 2 full bathrooms, one with walk in shower, designed with abundant closets and updated kitchen with modern appliances. Large foyer with huge storage closet, and main floor laundry. In excellent condition, and available immediately. Residents enjoy year round access to various amenities, 3 tennis/pickleball courts, indoor pool/hot tub, sauna, exercise, media, & games rooms, squash court, playground & private marina. Advantageously located just off of Hwy 26 & on the shores of Georgian Bay. This prime location provides residents with access to the very best that the area has to offer. Condo Fees include Water/Sewer.

Directions to Property: **Take HWY 26 West of Collingwood to Gun Club Rd. on North Side, proceed through gate.**

**Common Elements**

Common Element/Condo Amenities: **Club House, Exercise Room, Playground, Pool, Sauna, Tennis Court**  
 Condo Fees: **\$560.00/Monthly**  
 Condo Fees Incl: **Building Insurance, Building Maintenance, Common Elements, Decks, Ground Maintenance/Landscaping, Private Garbage Removal, Snow Removal, Water**  
 Locker: **None**  
 Pets Allowed: **Restricted**  
 Prop Mgmt Co: **Slope To Shore**  
 Prop Mgt Contact: **/705-444-5139**  
 Building Name: **Outrigger**  
 Balcony: **None**  
 Condo Corp #: **SCC 52**  
 Condo Corp Yr End: **06/30/2022**  
 Status Certificate Date:

**Exterior**

Exterior Feat: **Patio(s), Recreational Area, Security Gate, Tennis Court, Year Round Living**  
 Construct. Material: **Board & Batten, Brick**  
 Shingles Replaced:  
 Year/Desc/Source: **1982/Owner/Estimated**  
 Property Access: **Paved Road, Private Road, Year Round Road**  
 Other Structures: **None**  
 Garage & Parking: **Outside/Surface/Open//Unassigned Parking**  
 Parking Spaces: **2**  
 Parking Level/Unit:  
 Services: **Cable, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone Available**  
 Water Source: **Municipal**  
 Lot Size Area/Units: **/**  
 Location: **Urban**  
 Area Influences: **Dog Park, Downtown, Golf, Hospital, Landscaped, Marina, Playground Nearby, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**  
 View: **Trees/Woods**  
 Topography: **Level, Wooded/Treed**  
 Restrictions: **Other**  
 Local Impvmt: **No**  
 School District: **Simcoe County District School Board**  
 High School: **CCI**  
 Elementary School: **Mountain View**  
 Foundation: **Concrete**  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Attached**  
 Apx Age: **31-50 Years**  
 Rd Acc Fee:  
 Winterized: **Fully Winterized**  
 Garage Spaces:  
 Licen Dwelling: **No**  
 Sewer: **Sewer (Municipal)**  
 Acres Range: **Not Applicable**  
 Acres Rent:  
 Land Lse Fee:  
 Retire Com: **No**  
 Fronting On: **North**  
 Exposure: **South**

**Interior**

Interior Feat: **Separate Heating Controls, Water Heater Owned**

Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
 Basement: **None** Basement Fin:  
 Laundry Feat: **Main Level**  
 Cooling: **Ductless**  
 Heating: **Baseboard, Electric, Heat Pump**  
 Fireplace: **1** FP Stove Op: **Yes**  
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**

**Property Information**

Common Elem Fee: **No** Local Improvements Fee: **No**  
 Legal Desc: **UNIT 1, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 52 ; PT LTS 14 & 15 E/S FRONT ST PL 177; PT WATER LT K5 PL 343, PTS 5 & 6 51R14954, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT90475 ; NOTTAWASAGA**  
 Zoning: **R-6** Survey: **None/**  
 Assess Val/Year: **\$205,000/2016** Hold Over Days: **120**  
 PIN: **590520001** Occupant Type: **Vacant**  
 ROLL: **433104000250201**  
 Possession/Date: **Immediate/** Deposit: **30000**

**Marketing**

Showing Requirements: **Showing System, TLBO (List Brokerage), Go Direct**  
 Showings:  
 Showing Remarks: **Please book showings through Broker Bay.**  
 Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Front Door/**  
 Sign on Prop: **No**  
 Possession: **Immediate**

**Brokerage Information**

List Date: **09/16/2022** Expiration Date: **01/12/2023** Int Bearing Bkg Trust Account: **Yes**  
 Financing: **Clear** SPIS: **No** Contact After Expired: **No**  
 Buyer Agency Compensation Remarks: **2.5% + Tax** Special Agreement: **No**  
 Assignment Of Listing: **No** HST Applicable to Sale: **No**  
 Offer Remarks: **Please use SCHEDULE B on all offers found in documents tab.**  
 Original List Price:  
 List Brokerage: [Chestnut Park Real Estate Limited \(Collingwood\) Brokerage](#) Brkge #: **705-445-5454**  
 List Salesperson: [Gail Crawford, Salesperson](#) Direct #: **705-445-3751**  
 Email: [gail@gailcrawford.com](mailto:gail@gailcrawford.com) L/SP Cell: **705-445-3751**  
 List Brokerage 2: [Chestnut Park Real Estate Limited \(Collingwood\) Brokerage](#) Phone: **705-445-5454**  
 List Salesperson 2: [Read Hilton, Salesperson](#) Phone: **705-351-8100**  
 Email: [read@readhilton.com](mailto:read@readhilton.com) L/SP2 Cell: **705-351-8100**  
 Source Board: **The Lakelands Association of REALTORS®**  
**Prepared By: Karey Emmett, Employee** **Date Prepared: 09/15/2022**  
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**Rooms**

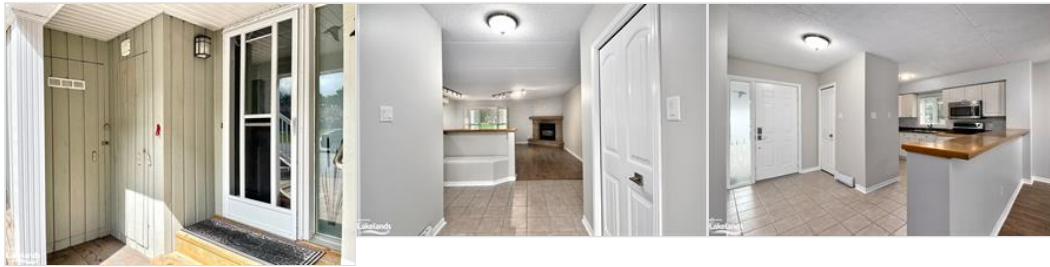
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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	7' 0" X 12' 0"	2.13 X 3.66	
Living Room/Dining Room	Main	18' 8" X 18' 4"	5.69 X 5.59	
Foyer	Main	5' 6" X 12' 0"	1.68 X 3.66	
Bathroom	Main			2-Piece
Bedroom	Main	9' 8" X 12' 0"	2.95 X 3.66	
Bedroom Primary	Main	15' 2" X 12' 10"	4.62 X 3.91	
Primary Ensuite Bathroom	Main			4-Piece

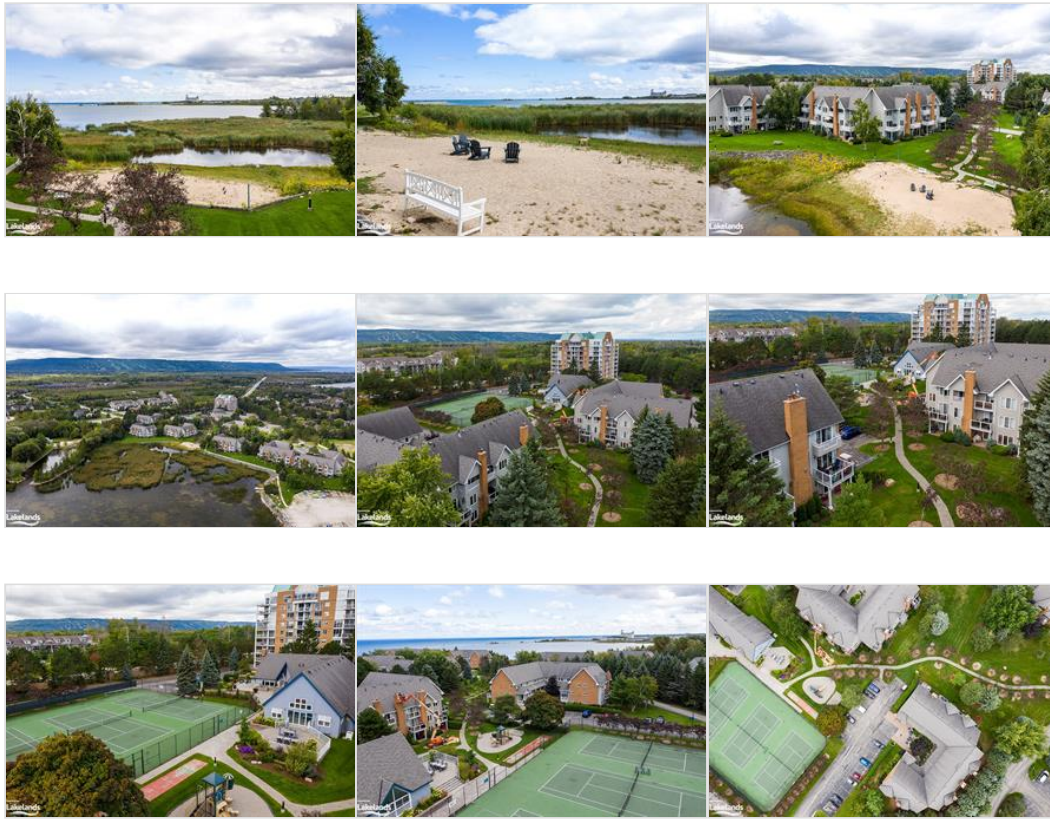
**Photos**

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