



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



## Exclusive Listing Information Package

**5 Forest Path**  
**Offered at: \$3,950,000**



KAREN E. WILLISON Sales Representative  
705-888-0075 | [kwillison@royalpage.ca](mailto:kwillison@royalpage.ca)



LOCATIONS **NORTH**



## QUICK FACTS

### 5 Forest Path Area Sq. Ft. (As per builder plans – provided by Seller)

Main Living Area 3,222 sq. ft

Room Above Garage 682 sq. ft (excludes stair way)

Covered Porch 391 sq. ft.

Garage 869 sq. ft

Car Port 441 sq. ft

Outdoor Patio 571 sq. ft

Wood Sun Deck 150 sq. ft

### 5 Forest Path Highlights

1. Meticulous and beautiful timber frame construction (Timmerman Timberworks Inc).
2. Custom millwork throughout.
3. Advanced hempcrete technology used for infill (see hempcrete description).
4. All interior and exterior stone locally sourced and hand cut/crafted.
5. Slab on grade.
6. In floor radiant heat throughout the home and zoned for efficiency (4 zones with available additional zones).
7. Ductless air conditioning throughout that also acts as a redundant heat pump.
8. High efficiency steam humidification for the colder months.
9. High efficiency commercial grade gas boiler to manage heating and hot water demands.
10. Exceptional water treatment system guarantees the cleanest and most responsibly treated water (Great Lakes Water Solutions).
11. High efficiency gas heater in the two-car garage.
12. High efficiency (warm) LED lighting throughout (Juno) and fixtures by restoration hardware
13. Leathered granite countertops throughout.
14. High End JennAir appliances including dual gas/electric stove and oven.
15. Commercial grade Perlick Beer taps, also plumbed for wine dispensing.
16. Thoughtfully designed and highly functional chefs' kitchen.
17. Interior stone features include a magnificent grand fireplace, three grotto style showers, and kitchen adornments.
18. Custom built double sink bathroom vanities.
19. Whole home backup gas generator (Generac).
20. Oversized septic system to accommodate additional bathrooms, bedrooms, and apartments.
21. Commercial grade asphalt drive.
22. Undercover parking for four, with an oversized primary 2-car garage and covered carport for two, with additional parking for +10.
23. Exceptional property grading, premium lawn space (Zander), unparalleled seasonal long gardens flank the property and home.



24. Hot tub (Viking).
25. Professionally designed and stadium lit Ski/Snowboard training facility.
26. Waxing station with high ultra-high CFM fan for comfort and safety.
27. Four season heated porch with retractable windows for the warmer months.
28. Sunken patio featuring wood burning fireplace that is plumbed for gas.
29. Gas BBQ station.
30. Fully lit driveway flanked by majestic stone entry features, and ground lighting.
31. Proven efficiency and eco-responsibility attached to the hempcrete construction strategies.
32. Authentic reclaimed antique pine floors finished in a coconut oil-based stain/sealant to prevent off gassing of any kind.
33. Breathable clay wall finishes that do not require painting, and are easily repaired with a simple sponge and some water.
34. Natural interior air exchange from hempcrete construction does not necessitate HRV's.
35. End to end irrigation for all lawn and garden spaces.
36. Raised and fenced vegetable garden area, with separate boxed herb garden, and zoned with irrigation.
37. Fenced dog run.
38. Invisible Dog Fence.
39. Pump Track

### **Hempcrete Description**

Hempcrete is a globally emerging building technology founded on ecological responsibility and sustainability. Created from the shives of the Hemp plant, in combination with naturally sourced hydraulic lime, and water. The slurry is used to create infill wall structures that offer tremendous benefits to the construction, longevity, resilience, and conscientious use of ever renewable products, that create an unparalleled living environment.

Hempcrete replaces the traditional insulation and vapor barrier construction strategies used in many modern R-value rated homes. Advantages to hempcrete include a high vapour permeability that allows for internal regulation of indoor temperature and humidity and air quality. You are not living inside a plastic bag with off-gassing materials encapsulating you. The essential structure is breathable and thermoregulating. Hempcrete captures heat, coolness, and humidity from the inside and outside, and releases it in either direction to modulate and maximize the living environment comfort. Advantages of Hempcrete include lower energy consumption for heating and cooling. No need for HRV's to manage air quality. Hemp is one of the most efficient CO2 capturers on the planet. When combined with hydraulic lime and cast, the hempcrete continues to sequester CO2 from the environment for the life of the structure.

Hempcrete construction can be considered one of the only building modalities with a net negative carbon footprint. It is cost conscious and environmentally conscious. The entire process from beginning to end, adds value to your life and the life of the planet.



COLLABORATIVE  
REAL ESTATE

10 Favourite Things About  
5 Forest Path



1	Privacy – cul de sac – well set back- surrounded by trees and spectacular landscaping, but you still have neighbours who are wonderful!
2	Amazing community – nothing like the Collingwoodlands!
3	Playful nature of the house .. all ages playground on property and surrounding area
4	One of a kind ... truly. See hemp descript.
5	Clean Air – incredible air quality in home due to construction modality
6	Eco responsible, highly efficient, net negative home
7	Easy to entertain 4 or 75 ... space is intimate but also so accommodating.
8	Humble yet grand at the same time. Strikes the perfect balance!
9	Thoughtful and meticulous attention to detail. Every possible use/need/value was considered.
10	House combines open spaces and private retreats both indoor and outdoor.





COLLABORATIVE  
REAL ESTATE

**Expense/Utility/House Details**

5 Forest Path, Collingwood L9Y3Y9

House Details

Item	Year	Notes
Year Home was Built	2014-2017(occupancy)	Final 2018
Air Conditioners	2017	Gree Ductless AC/HP X 3 1 x 36,000Btu Gree Multizone Outdoor Condenser M# GWHD36ND3GO 1 x 12,000Btu Gree Indoor Wall Hung Unit GWH12QCD3DNA5E1 1 x 24,000Btu Gree Indoor Wall Hung Unit GWH24QEDNA5E1 1 x 9,000Btu Gree Air Conditioner Single Zone Outdoor Condenser GWC09MBD3DNA6EO 1 x 9,000Btu Gree Indoor Wall Hung Unit GWC09QBD3DNA5E1
Air Exchanger	2017	Lifebreath RNC155 – over garage because it is not hemp
Windows	2015	Hurd Double Hung
Roof	2015	Cambridge Architectural Series
Furnace/Bolier	2017	Lochinvar Boiler

Fees and Utility Costs

Utility	Yearly Cost (2022)	Provider
Current Property Taxes	\$9402.40	Clearview
Insurance Premium	\$2109.00	Chubb
Gas	\$3500	Enbridge

Hydro	\$3500	Hydro One
Rental Equipment Contracts	NA	
Water/Sewer	\$1000	Clearview
Septic Services	\$500 bi-annual	District Septic
Internet/Cable Provider	\$1200	Rogers
Lawn/Garden Maintenance	NA- estimate \$2500-\$3000 pa	Collingwood Outdoor Design
Snow Removal	\$1400	Cobblestone Farms

### Rental Equipment

Item	Provider	Contact/Notes
Hot Water Heater	NA	
Water Softener	NA	
Propane Tank	NA	

### Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Jenn Air JFFCF72DKL	2022 – side by side with pull out drawer
Dishwasher	Jenn Air JDB9600CWP	2017
Stove/Oven	Jenn Air JDRP436WP	2017 Dual Fuel
Beverage Fridge	Northland ND24OCF1RS1	2017
Microwave	Panasonic NN-SE99675	2017
Washer	LG WM3670HVA	2017
Dryer	LG DLEX3370V	2017

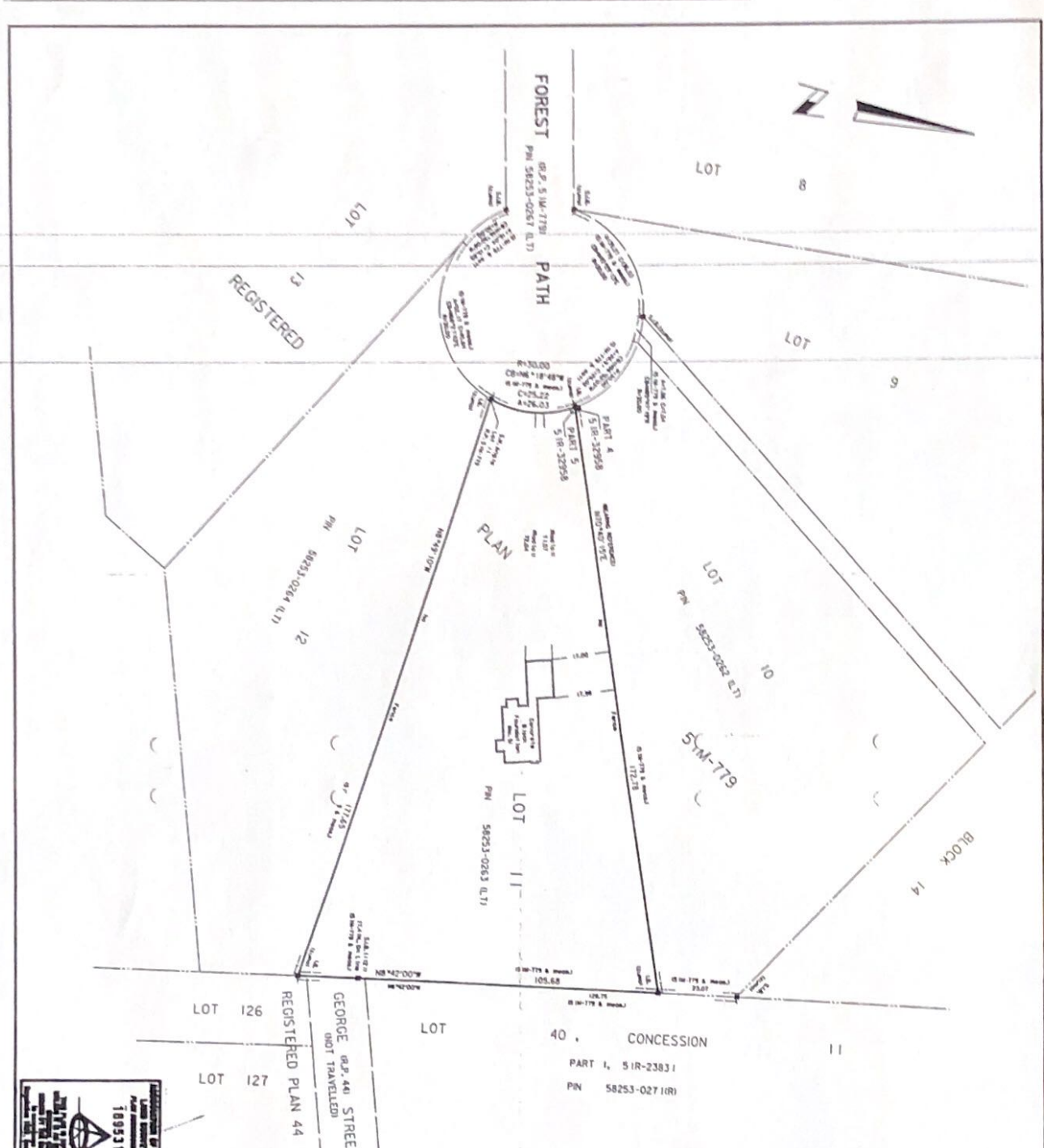
### Additions/Upgrades

Item	Year	Details/Notes
Deacon Morris BRT 045	2017	Garage Gas Heater
Perlick HC48BRS	2016	Beer/Wine taps
Generac 0058871	2014	Whole home generator

### Additional Notes:

Viking Spa Aurora III Royal Hot Tub – 2017 – 4 HP
Aprilaire series 800 whole home steam humidifier
Monitored security with camera/recording – motion/smoke





**SURVEYOR'S REAL PROPERTY REPORT**  
**(PART 1) PLAN OF**  
**LOT 11**

**REGISTERED PLAN 51M-779**  
 (FORMERLY TOWNSHIP OF NOTTAWASAGA)  
**TOWNSHIP OF CLEARVIEW**  
**COUNTY OF SIMCOE**

SCALE 1:500

**METRIC**  
 DISTANCES ON THIS PLAN ARE IN METERS AND CAN  
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY  
 REPORT DATED MAY 8, 2014

**NOTES:**  
 BEARING, VERSION AND ASTERISK AND ARE REFERRED TO THE  
 BEARING OF THE NORTHERLY LIMIT OF LOT 11, REGISTERED  
 PLAN 51M-779 BEING AND/OR BE IN ACCORDANCE THEREWITH.

- DONUTS SET
- DONUTS FOUND
- L.A. DONUTS STAIRWAY SIGN BAR
- L.A. DONUTS SIGN BAR
- L.A. DONUTS SIGN STAIRWAY SIGN BAR
- L.A. DONUTS CURT CROSS
- L.A. DONUTS CONCRETE PM
- L.A. DONUTS WITNESS
- L.A. DONUTS MEASURE
- L.A. DONUTS REGISTERED PLAN
- L.A. DONUTS NORTH, SOUTH, EAST, WEST

THIS REPORT WAS PREPARED FOR STEWART OLIVER  
 AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY  
 FOR USE BY OTHER PARTIES.

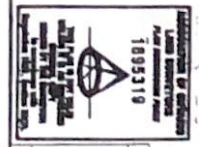
**NOTE**  
 NO ADDITIONAL POINTS OF THIS REPORT CAN BE ISSUED  
 FROM THIS OFFICE WITHOUT A FIELD EXAMINATION AND  
 UPDATING OF THE PLAN

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT  
 I HAVE READ AND FULLY AM CORRECT AND IN ACCORDANCE WITH  
 THE SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS  
 MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 6TH DAY OF MAY 2014.  
 DATE: MAY 8, 2014

P.A. THOMSEN  
 ONTARIO LAND SURVEYOR  
 COLLINGWOOD



© COPYRIGHT ROBERT EMIL PATTERI & THOMSEN LIMITED, O.L.S., 2014  
**PATTERI & THOMSEN**  
 ONTARIO LAND SURVEYORS  
 29 STEWART ROAD  
 COLLINGWOOD, ONTARIO L9Y 4M7  
 PHONE: (705) 445-4810 FAX: (705) 445-5866  
 SURVEY FIRM: STEWART OLIVER



**C.C. Tatham & Associates Ltd.**  
Consulting Engineers

Collingwood Bracebridge Orillia Barrie

115 Sandford Fleming Drive, Suite 200  
Collingwood, Ontario L9Y 5A6  
Tel: (705) 444-2565  
Fax: (705) 444-2327  
Email: [info@cctatham.com](mailto:info@cctatham.com)  
Web: [www.cctatham.com](http://www.cctatham.com)

December 20, 2012

via e-mail  
CCTA File 111159

**Scott McLeod**  
Township of Clearview  
217 Gideon Street, P.O. Box 200  
Stayner, Ontario  
L0M 1S0

**Re: Township of Clearview  
Lot 11 Collingwoodlands  
Certification of Sewage System**

Dear Scott:

We hereby certify that the Sewage System for Lot 11 Forest Path at Collingwoodlands has been installed in general conformance to the proposed sewage system design that we prepared. We completed a final inspection on December 4, 2012. We have enclosed a copy of the record drawing for the sewage system for your records.

We trust this is satisfactory.

Yours truly,  
**C.C. Tatham & Associates Ltd.**

Patty Mitchell, C.E.T.  
PM:rlh

copy: Stew Oliver (via e-mail)

2014 Projects 111159 - Oliver Residence Documents 1\_Mit\_6p001 Sewage System.doc





**Electrical  
Safety  
Authority**

400 Sheldon Dr, Unit 1, Cambridge, ON , N1T 2H9

For inquiries:

TOLL FREE TEL: 1-877-372-7233

TOLL FREE FAX: 1-800-667-4278

www.esasafe.com

## Certificate of Inspection

PAYNEL ELECTRICAL CONTRACTORS LTD  
18 GEORGE ST  
COOKSTOWN ON L0L 1L0

NOTICE DATE: July 30, 2018  
NOTIFICATION #: 15739353  
PRINT DATE: January 21, 2019  
CUSTOMER ID: 5377  
LICENCE NUMBER: 0007000405

Re:

WE HEREBY CERTIFY THAT AN ELECTRICAL INSPECTION AT THE AFOREMENTIONED ADDRESS WAS CONDUCTED ON THE INSTALLATION DESCRIBED HEREIN

1 RESIDENTIAL EQUIPMENT- NON-ACP  
GENERATOR AND TRANSFER SWITCH

35 ADDITIONS/ALTERATIONS NO SERVICE WORK  
GARAGE: 2 LIGHTS, 1 SWITCH, 1 RECEPTACLE  
OUTSIDE GARDEN: 25 LIGHTS  
KITCHEN: 6 LIGHTS

1 ADDITIONAL VISIT/MISCELLANEOUS FEE  
OUT OF AREA INSPECTION

1 POOL / HOT TUB / SPA / SPLASHPAD  
HOT TUB

1 COST RECOVERY FEE - OVERDUE DEFECTS

1 COST RECOVERY FEE  
ACCOUNT RE-INSTATEMENT FEE

The Electrical Safety Authority (ESA) operates as a delegated authority on behalf of the provincial government in accordance with Part VIII, section 113 of the Electricity Act, 1998, S.O. 1998, c.15, Sched. A. (the Act), and the Safety and Consumer Statutes Administration Act, 1996, S.O. 1996, c.19. ESA's mandate is to administer the Act and corresponding Regulations on behalf of the Province of Ontario.

ESA is a not-for-profit corporation under the direction and control of a Board of Directors and is accountable to the Ministry of Government and Consumer Services in accordance with an Administrative Agreement.





400 Sheldon Dr, Unit 1, Cambridge, ON , N1T 2H9

For inquiries:

TOLL FREE TEL: 1-877-372-7233

TOLL FREE FAX: 1-800-667-4278

www.esasafe.com

## Connection Authorization Verification - Contractor Copy

PAYNEL ELECTRICAL CONTRACTORS LTD  
18 GEORGE ST  
COOKSTOWN ON L0L 1L0

NOTICE DATE: December 05, 2017  
NOTIFICATION #: 15739353  
INSPECTOR: Clarke, Marc  
TELEPHONE: (289)927-0780  
PRINT DATE: January 21, 2019  
CUSTOMER ID: 5377

---

Authorization Sent to:

HYDRO ONE BARRIE  
45 SARJEANT DRIVE  
BARRIE ON L4M 5N5

Supply Authority Business #: (705)728-5017

Re:

**Connection Information:**

Connection Type: STANDARD  
Voltage Phase: 120/240 1PH 3 WIRE  
Ampere Rating: 200  
Metering Description: S-BASE  
Service Details: CALLED IN

---

Connection Authorization is only **Valid for 6 months** following the Notice Date.  
After 6 months, **Re-inspection & NEW Connection Authorization are Required.**

---

THIS DOCUMENT IS PROVIDED FOR INFORMATION PURPOSES ONLY AND IS IN NO WAY INTENDED TO IMPLY THAT THE CONNECTION HAS BEEN COMPLETED OR WILL PROCEED AS INDICATED HEREIN. THIS CONNECTION AUTHORIZATION IS SUBJECT TO CHANGE AND THE ESA DOES NOT ACCEPT ANY LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN OR FOR ANY CONSEQUENCES, INCLUDING DIRECT OR INDIRECT LIABILITY, ARISING OUT OF OR RESULTING FROM ACCESS TO OR USE OF OR RELIANCE ON THIS DOCUMENT. THE ESA PROVIDES THIS DOCUMENT WITHOUT WARRANTIES OF ANY KIND EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES AS TO THE CURRENCY, ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED AND/OR CONCERNING THE DOCUMENT'S FITNESS FOR A PARTICULAR PURPOSE OR USE, ITS MERCHANTABILITY, OR ITS NON-INFRINGEMENT OF ANY THIRD PARTY'S INTELLECTUAL PROPERTY RIGHTS.

General Administration  
217 Gideon Street  
P.O. Box 200  
Stayner, Ontario  
L0M 1S0



Friday @ 9<sup>30</sup>am  
Administration (705) 428-6230  
Public Works Supt. (705) 428-6230  
Fax (705) 428-0288

# CLEARVIEW

## REPORT OF BUILDING INSPECTION

Permit No. 2011-0215 (S) Time 10:20 A.M. Date Jan 19 20 18  
D M

To: \_\_\_\_\_  
Address: 5 Forest Path, Con 5 PTLT5  
Project: SFD  
Roll #: 010-012-07700

### TYPE OF INSPECTION REQUESTED

### STATUS TYPE

SITE	SITE INSPECTION..... <input type="checkbox"/>	MISC	MISCELLANEOUS..... <input type="checkbox"/>	A	ACCEPTABLE..... <input checked="" type="checkbox"/>
EXC	EXCAVATION..... <input type="checkbox"/>	PL	PLUMBING..... <input type="checkbox"/>	NA	NOT ACCEPTABLE..... <input type="checkbox"/>
FTG	FOOTING..... <input type="checkbox"/>	INS	INSULATION..... <input type="checkbox"/>	AOD	ACCEPTABLE WITH OUTSTANDING
BF	BACKFILL..... <input type="checkbox"/>	OCC	OCCUPANCY..... <input type="checkbox"/>		DEFICIENCIES..... <input type="checkbox"/>
FR	FRAMING..... <input type="checkbox"/>	FIN	FINAL INSPECTION..... <input checked="" type="checkbox"/>		

COMMENTS: \_\_\_\_\_

Order No. FINAL INSPECTION COMPLETE - CLOSE FILE

Ⓢ CONTRACTOR (STEW) PUTTING SELF  
CLOSING DOOR ON STORAGE AREA  
UNDER STAIRS TO ROOM ABOVE GARAGE  
(AREA IN STORAGE AREA IS ALSO  
GAS PROOFED)

A request for re-inspection is required. Yes  No

Ron Puttambriehi  
Inspector

Report received by: \_\_\_\_\_

Employer \_\_\_\_\_