



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



## Listing Information Package

## 13 Maidens Crescent, Collingwood



KAREN E. WILLISON Sales Representative  
705-888-0075 | kwillison@royalpage.ca



LOCATIONS NORTH





[CollaborativeRealEstate.ca](https://www.collaborativerealestate.ca)



1917 sq. ft.



3 Bed



3 Bath



**KAREN E. WILLISON**  
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO  
 kwillison@royallepage.ca  
 Cell: (705) 888-0075  
 www.CollaborativeRealEstate.ca

# 13 MAIDENS Crescent, Collingwood, Ontario L9Y 3B7

Client Full  
**Active / Residential Lease**

**13 MAIDENS Cr Collingwood**

MLS® #: 40339130  
 Price: **\$2,500/Per Month**



## Simcoe County/Collingwood/CW01-Collingwood Bungalow/House

	Beds	Baths	Kitch
Main	1	2	1
Second	2	1	

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **3 (2 + 1)**  
 SF Total: **1,917/Other**  
 SF Range: **1501 to 2000**  
 AG Fin SF: **1,917.00/Other**  
 DOM/CDOM: **48/48**  
 Pets Y/N: **No**  
 Lease Term: **12 Months**  
 Parking Spcs: **3**  
 Furnished Y/N: **No**

### Remarks/Directions

Public Rmks: **Annual Rental. Your Georgian Bay lifestyle begins here! Move into this newly constructed bungalow in Summit View. The Craftsman style home with welcoming front porch and upgraded front door side-light, greet you as you pull into the driveway. Once inside, oversized windows and sliding doors throughout create a bright and cheery atmosphere and the space at the front of the home makes for a perfect office or additional living area. The upgraded kitchen with luxurious black hardware is ready for entertaining with extended breakfast bar and stainless-steel appliances. Open concept design and vaulted ceilings, as well as upgraded pot lights, create a spacious atmosphere in the living and dining area. You will also find a generous walk-in closet and spa like ensuite with upgraded glass shower in the primary. Convenient main floor laundry, access to the garage and 2-piece powder room round out the main floor. As you journey up to the 2nd floor the beautiful staircase with upgraded wood banister gives you a great perspective of the spacious main floor. Upstairs you will find two additional bedrooms and a full family bathroom with bathtub. A sprawling 1917 sq ft plus a full unfinished basement with oversized windows. A two-minute drive to shops, restaurants and 10 minutes to Blue Mountain with easy access to cycling, hiking trails and a view of the escarpment. Rental Application, credit check, employment letter(s) & references will all be required. No pets, no smoking. Landlord will remove snow in driveway and cut grass.**

Directions: **Poplar Sideroad to High Street, West on Plewes Drive, Left on Maiden's Crescent to sign on left.**  
 Cross St: **Plewes Drive**

### Exterior

Exterior Feat: **Porch, Recreational Area**  
 Construct. Material: **Brick**  
 Shingles Replaced: Foundation: **Poured Concrete**  
 Yr Built Desc: **2022/Completed / New/Owner**  
 Property Access: **Municipal Road, Paved Road**  
 Pool Features: **None**  
 Garage and Parking: **Attached Garage, Private Drive Single Wide,**  
 Parking Spaces: **3** Driveway Spaces: **2** Garage Spaces: **1.0**  
 Services: **Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Street Lights, Telephone Available**  
 Water Source: **Municipal-Metered** Water Tmnt: Sewer: **Sewer (Municipal)**  
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:  
 Lot Front (Ft): **40.32** Lot Depth (Ft): **100.52** Lot Shape: **Irregular**  
 Location: **Urban** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Airport, Beach, Golf, Hospital, Library, Place of Worship, Playground Nearby, School Bus Route, Schools, Shopping Nearby, Skiing**  
 View: **Mountains** Retire Com:  
 Topography: **Dry, Flat** Fronting: **North**  
 Restrictions: **Easement**  
 School District: **Simcoe County District School Board, Simcoe Muskoka Catholic District School Board**  
 High School: **CCI, Our Lady of the Bay, Pretty River Academy**  
 Elementary School: **Mountain View, Cameron Street (Fr Immersion), St. Mary's, Pretty River Academy**

### Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Central Vacuum Roughed-in, Sump Pump, Water Heater**  
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
 Basement: **Full Basement, Unfinished,**  
 Laundry Access: **Laundry Room, Main Level**  
 Cooling: **Central Air**  
 Heating: **Forced Air, Gas**  
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Gas Stove, Range Hood, Refrigerator,**



**Smoke Detector, Washer**

Electric Age:

Plumbing Age:

Furnished: **No****Common Elements**

Condo Fees:

Locker:

Pets Allowed: **No**

Balcony:

Condo Corp #:

**Lease/Rental**Tenant Pays: **Cable TV, Heat, Hydro, Internet, Natural Gas, Tenant Insurance, Water**Owner Pays: **Building Insurance, Property Taxes, Snow Removal, Water Heater**Lease Requirements: **Credit Check, Deposit, Lease Agreement, Rental Application**Legal Desc: **for lease**Zoning: **R2-5**Assess Val/Year: **/**

PIN:

ROLL: **433108001204152**Possession/Date: **Immediate/**

Prop Mgt Contact:

Common Elem Fee: **No**

Legal Desc:

**for lease**

Zoning:

**R2-5**

Assess Val/Year:

**/**

PIN:

ROLL:

**433108001204152**

Possession/Date:

**Immediate/**

Survey:

**/**

Hold Over Days:

**120**

Occupant Type:

**Vacant**

Deposit:

**First & Last**

Sublease Y/N:

**No**

Local Improvements Fee:

Survey:

**/**

Hold Over Days:

**120**

Occupant Type:

**Vacant**

Deposit:

**First & Last****Brokerage Information**List Date: **10/20/2022**List Brokerage: **[Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#)** 

--- --

Source Board: The Lakelands Association of REALTORS®

Prepared By: Karen E. Willison, Salesperson

Date Prepared: 12/07/2022

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
POWERED by [itsorealestate.ca](http://itsorealestate.ca). All rights reserved.**MLS® #: 40339130**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Den</b>	<b>Main</b>	<b>10' 11" X 9' 11"</b>	<b>3.33 X 3.02</b>	<b>Broadloom</b>
<b>Kitchen</b>	<b>Main</b>	<b>15' 0" X 11' 4"</b>	<b>4.57 X 3.45</b>	<b>Double sink, Open Concept, Tile Floors</b>
<b>Dining Room</b>	<b>Main</b>	<b>11' 10" X 10' 11"</b>	<b>3.61 X 3.33</b>	<b>Open Concept, Tile Floors, Vaulted Ceiling</b>
<b>Living Room</b>	<b>Main</b>	<b>15' 4" X 18' 7"</b>	<b>4.67 X 5.66</b>	<b>Broadloom, Open Concept, Sliding doors, Vaulted Ceiling</b>
<b>Bedroom Primary</b>	<b>Main</b>	<b>13' 11" X 19' 6"</b>	<b>4.24 X 5.94</b>	<b>Ensuite, Sliding doors</b>
<b>Primary Ensuite</b>	<b>Main</b>	<b>10' 2" X 5' 10"</b>	<b>3.10 X 1.78</b>	<b>3-Piece, Ensuite, Tile Floors</b>
<b>Bathroom</b>				
<b>Bathroom</b>	<b>Main</b>	<b>5' 8" X 4' 11"</b>	<b>1.73 X 1.50</b>	<b>2-Piece, Tile Floors</b>
<b>Laundry</b>	<b>Main</b>	<b>9' 7" X 5' 7"</b>	<b>2.92 X 1.70</b>	<b>Linen closet, Tile Floors</b>
<b>Bedroom</b>	<b>Second</b>	<b>13' 10" X 9' 0"</b>	<b>4.22 X 2.74</b>	<b>Broadloom</b>
<b>Bedroom</b>	<b>Second</b>	<b>13' 10" X 9' 0"</b>	<b>4.22 X 2.74</b>	<b>Broadloom</b>
<b>Bathroom</b>	<b>Second</b>	<b>9' 6" X 5' 11"</b>	<b>2.90 X 1.80</b>	<b>4-Piece, Tile Floors</b>

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

## Quick Facts 13 Maidens Crescent, Collingwood

- Located in Devonleigh Homes' Summit View community
- Bright spacious interior with plenty of room for family & entertaining
- Minutes to Blue Mountain and the Village at Blue, minutes to the shops, restaurants and theatres of Collingwood
- Walking distance to the Georgian Trails biking and hiking system
- 3 bedrooms - main floor primary suite with sliding door & a loft with 2 bedrooms
- 3 baths
- 1 car garage with garage door opener



## 10 Favourite Things About 13 Maidens Crescent!

1	Brand new & never lived in!
2	Mountain views.
3	Location, location, location! Minutes to trails, skiing/snowboarding, shopping and restaurants.
4	Large kitchen with breakfast bar.
5	Full appliance package included (fridge, gas stove, dishwasher, washer, dryer).
6	Open concept with great layout & soaring ceilings.
7	Basement, with large windows, is a blank canvas for your ideas and personal touches.
8	Main floor primary bedroom with ensuite.
9	Numerous upgrades.
10	Interior garage access.

# Upgrades

- Front entry Madison 8x48" side lite
- Kitchen layout with extended breakfast bar and 36" upper cabinets
- Kitchen faucet; Pronto P101SS
- Interior door hardware; straight lever matte black
- Oak Shaker railing with custom stain
- Ensuite glass & chrome sliding door shower with alcove
- 3 piece rough in - basement
- BBQ gas line
- 2 ton air conditioner
- Garage door opener



KAREN E. WILLISON Sales Representative  
705-888-0075 | kwillison@royallepage.ca

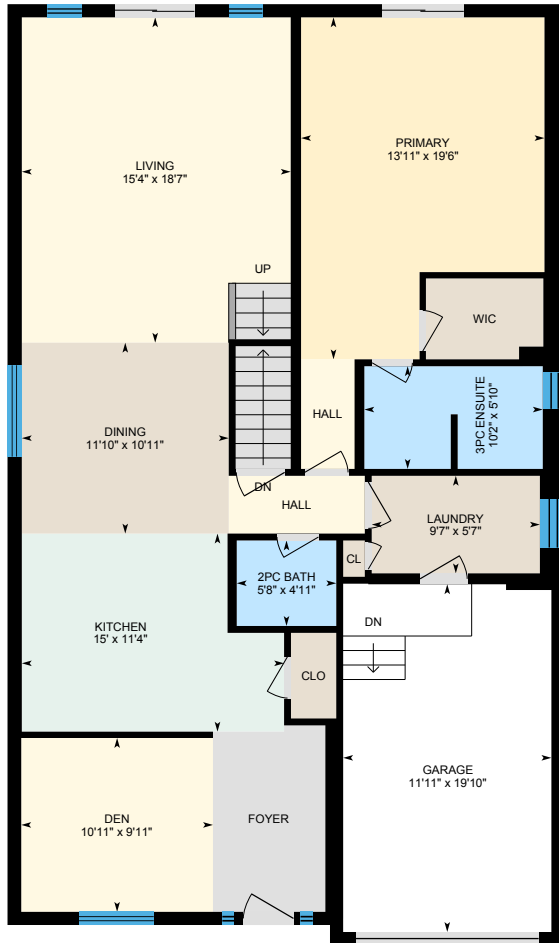


LOCATIONS NORTH

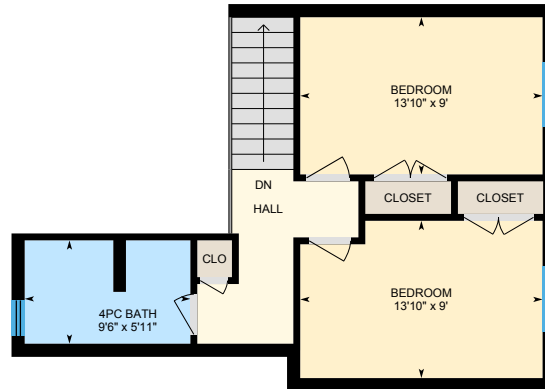


# 13 Maiden Crescent, Collingwood, ON

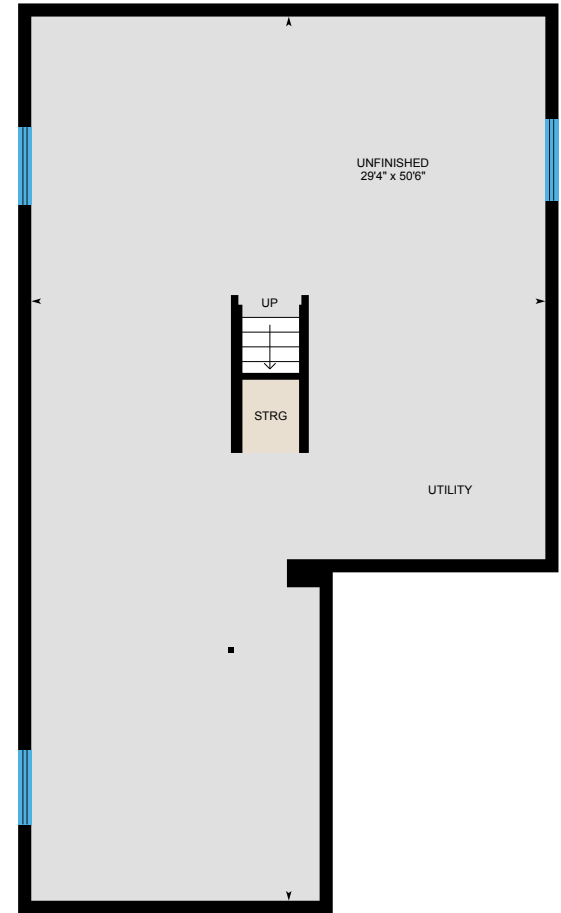
Main Building: Total Exterior Area Above Grade 1917.19 sq ft



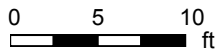
**Main Floor**  
Exterior Area 1411.08 sq ft



**2nd Floor**  
Exterior Area 506.11 sq ft



**Basement (Below Grade)**  
Exterior Area 1354.12 sq ft

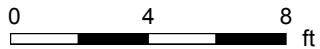


PREPARED: 2022/05/06



# 13 Maiden Crescent, Collingwood, ON

**Main Floor** Exterior Area 1411.08 sq ft  
Interior Area 1287.28 sq ft  
Excluded Area 261.13 sq ft

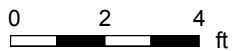


PREPARED: 2022/05/06



# 13 Maiden Crescent, Collingwood, ON

2nd Floor Exterior Area 506.11 sq ft  
Interior Area 428.37 sq ft

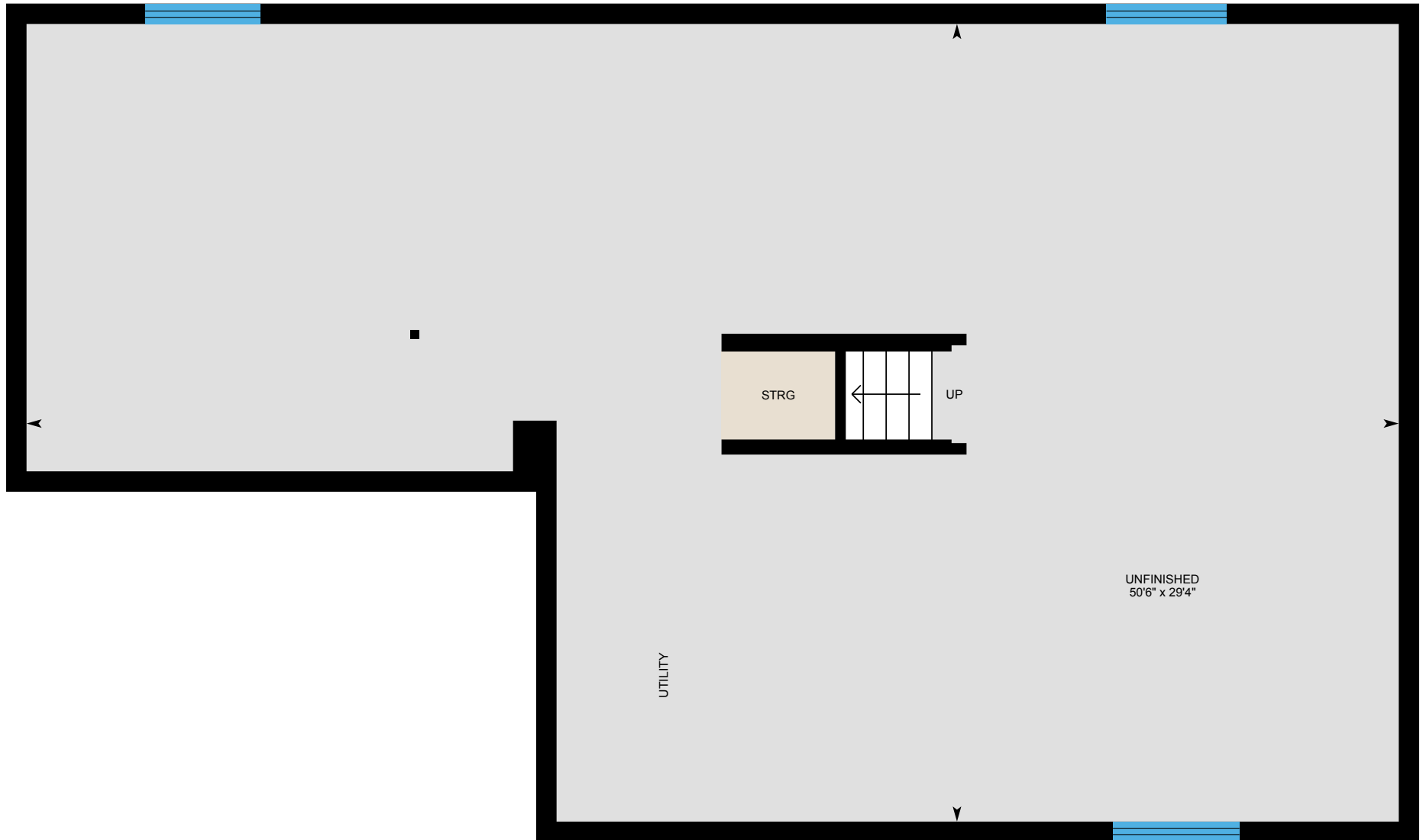


PREPARED: 2022/05/06



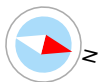
# 13 Maiden Crescent, Collingwood, ON

Basement (Below Grade) Exterior Area 1354.12 sq ft  
Interior Area 1231.85 sq ft



0 4 8 ft

PREPARED: 2022/05/06



# 13 Maiden Crescent, Collingwood, ON

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

2pc Bath: 5'8" x 4'11"

3pc Ensuite: 10'2" x 5'10"

Den: 10'11" x 9'11"

Dining: 11'10" x 10'11"

Garage: 11'11" x 19'10"

Kitchen: 15' x 11'4"

Laundry: 9'7" x 5'7"

Living: 15'4" x 18'7"

Primary: 13'11" x 19'6"

##### 2ND FLOOR

4pc Bath: 9'6" x 5'11"

Bedroom: 13'10" x 9'

Bedroom: 13'10" x 9'

##### BASEMENT

Unfinished: 29'4" x 50'6"

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 1287.28 sq ft

Excluded Area: 261.13 sq ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 1411.08 sq ft

##### 2ND FLOOR

Interior Area: 428.37 sq ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 506.11 sq ft

##### BASEMENT (Below Grade)

Interior Area: 1231.85 sq ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 1354.12 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 1715.65 sq ft

Excluded Area: 261.13 sq ft

Exterior Area: 1917.19 sq ft



# 13 Maiden Crescent, Collingwood, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2017:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2017:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>



## LG Electronics 36" 29 Cu. Ft. French Door Refrigerator



### KEY FEATURES

- 29 cu ft Large Capacity
- Smart Cooling™ System
- Slim SpacePlus™ Ice System
- Fresh Air Filter
- ThinQ® Technology
- Stylish Design



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

LOCATIONS **NORTH**  
ROYALPAGE





## LG 30" 5.8 Cu. Ft. Smart Wi-Fi Enabled Gas Range with EasyClean

### KEY FEATURES

- 5.8 cu ft capacity
- EasyClean
- SuperBoil 17K BTU power burner
- ThinQ technology with proactive customer care



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

LOCATIONS **NORTH**  
ROYALLEPAGE



# SAMSUNG

## Samsung 24" Front Control Dishwasher in Stainless Steel with Stainless Steel Tub - ENERGY STAR, 50 dPa

### KEY FEATURES

- The Samsung dishwasher with easy-to-use digital touch controls offers the flexibility of a 3rd rack to easily access and clean more utensils and culinary tools.
- The upper rack is height-adjustable so that it can easily accommodate dishes of various shapes and sizes.
- The interior door is made from stainless steel making it more durable and hygienic.
- 3rd Rack Easily access and clean utensils & culinary tools adding more usable space to your dishwasher.



**Depth** 62.2 cm

**Features** Energy Star

**Finish** Stainless Steel

**Height** 86.1 cm

**Type** Built-in

**Width** 60.7 cm



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

LOCATIONS **NORTH**

**ROYALLEPAGE**





## LG 27" Top Load Washer



### KEY FEATURES

- 5.8 cu ft capacity
- 8 wash cycles
- 800 RPM washer spin speed
- Turbo drum with Inverter Direct Drive
- 6Motion™ technology
- ColdWash™ option
- Smart diagnosis™
- ENERGY STAR® qualified



KAREN E. WILLISON Sales Representative  
705-888-0075 | kwillison@royallepage.ca

LOCATIONS **NORTH**





## LG 27" Electric Dryer

### KEY FEATURES

- 7.3 cu ft large capacity
- Sensor dry
- Smart diagnosis™
- ENERGY STAR® qualified
- FlowSense™ duct clogging indicator



KAREN E. WILLISON Sales Representative  
705-888-0075 | kwillison@royalpage.ca

LOCATIONS **NORTH**

