



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

**2111 Concession 8 South Nottawasaga Road,
Glen Huron**



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

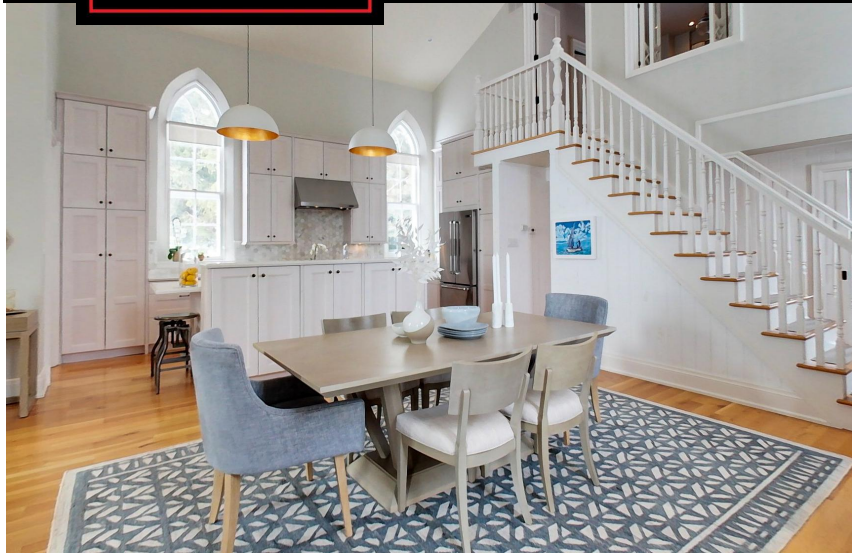


LOCATIONS **NORTH**





CollaborativeRealEstate.ca



2104 sq. ft.



2 + 3 Bed



2 + 1 Bath

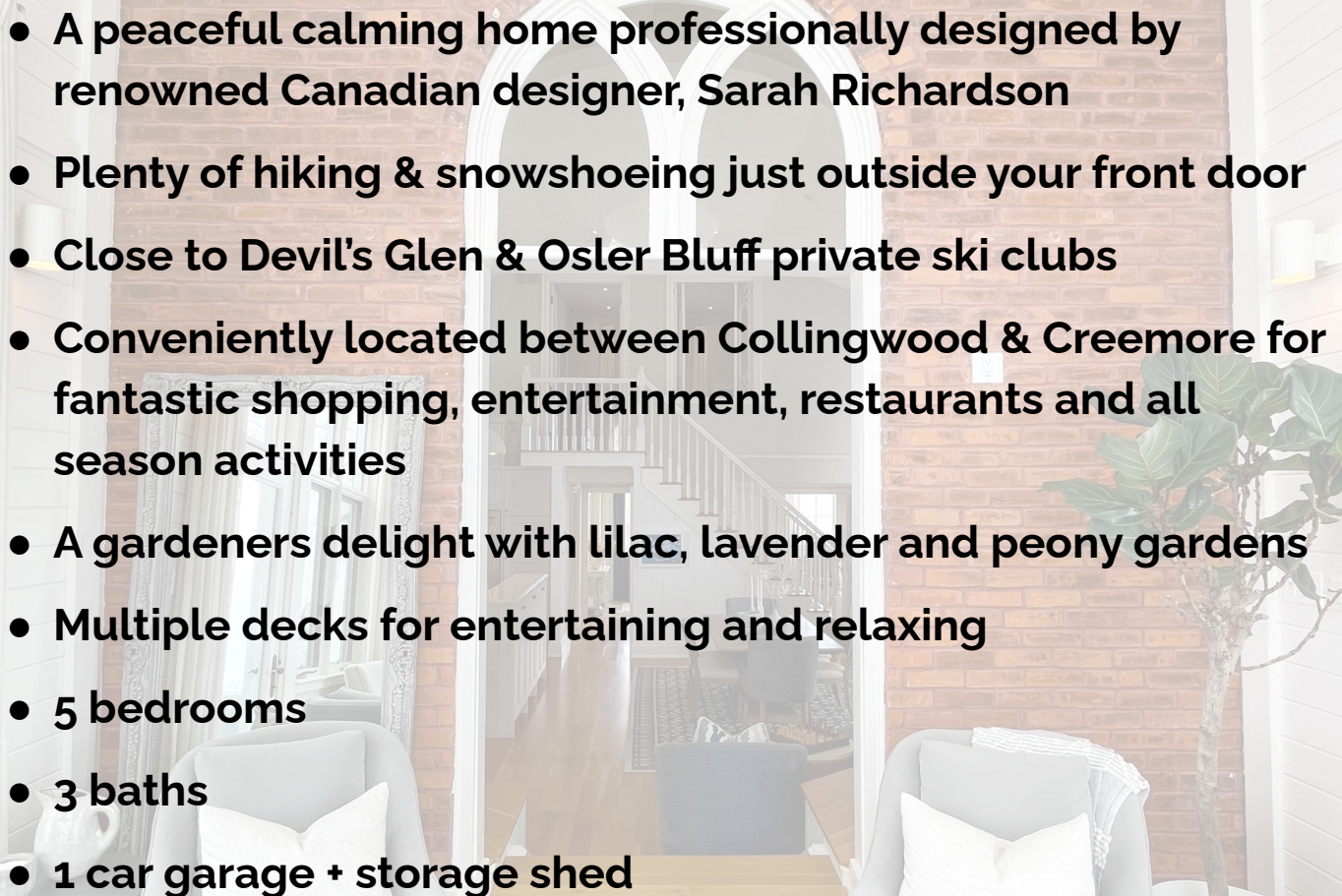


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Quick Facts

2111 Concession 8 South Nottawasaga Road, Glen Huron

- 
- A photograph of a home's interior, showing a brick fireplace with a large arched window above it. The room is furnished with two light-colored armchairs, a side table, and a potted plant. The background shows a staircase and a dining area.
- A peaceful calming home professionally designed by renowned Canadian designer, Sarah Richardson
 - Plenty of hiking & snowshoeing just outside your front door
 - Close to Devil's Glen & Osler Bluff private ski clubs
 - Conveniently located between Collingwood & Creemore for fantastic shopping, entertainment, restaurants and all season activities
 - A gardeners delight with lilac, lavender and peony gardens
 - Multiple decks for entertaining and relaxing
 - 5 bedrooms
 - 3 baths
 - 1 car garage + storage shed



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

2111 CONCESSION 8 SOUTH NOTTAWASAGA Road, Glen Huron, Ontario L0M 1L0

Client Full

2111 CONCESSION 8 SOUTH NOTTAWASAGA Rd Glen Huron

MLS® #: 40378398

Active / Residential

Price: **\$1,950,000**



Simcoe County/Clearview/CL11 - Rural Clearview

2 Storey/House

	Beds	Baths	Kitch
Lower	3	1	
Main	1	1	1
Second	1	1	

Beds (AG+BG): **5 (2 + 3)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **3,275**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,104/Other**
 BG Fin SF: **1,171/Other**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,367.94/2023**

Remarks/Directions

Public Rmks: **Celebrated Canadian designer Sarah Richardson did a top to bottom renovation on this unique 1906 Methodist church to turn it into a stunning and calm, contemporary country home. In the rustic farming community of Glen Huron, the property is close to Osler Bluff and Devil's Glen private ski clubs and minutes from the bustling town of Creemore, with Collingwood a short distance away. On 3/4 acre, surrounded by farmland and golden winter wheat, the home embraces the original towering gothic windows and arches to give an airy and utterly peaceful atmosphere. It is being sold turnkey with all decor, furnishings, rugs, even the dishes and bedding so you can just bring a suitcase and begin your new life here. The nicely configured main floor celebrates the home's roots with charm and style. Through the most amazing, towering archway, enter the magical sun room/living area with soaring ceilings. The room is surrounded by windows and views, with luxurious custom draperies adding warmth and style. Exit from the sunroom to either of the two decks for evenings of relaxation and star gazing. The stunning kitchen is flanked by tall gothic arched windows and couldn't be more fresh. The room has its own small desk and sitting area with two cosy arm chairs for morning coffee and a dining area with wood burning fireplace. The main floor den is a perfect work-from-home space with double pocket doors for privacy when needed. A bedroom is also on this floor. Upstairs is a king primary bedroom with beautiful ensuite and so many little touches. On the super functional lower level is a lovely tv/family room with two more beautifully decorated bedrooms as well as a nursery. Even a few stained glass touches remain to blend the old with its modern revival. Outside, enjoy hiking and snowshoeing on numerous hiking trails, the closest of which is just 100 yards away.**

Directions: **Hwy 124 to Concession 8 Nottawasaga Road South to sign on left**
 Cross St: **Station Street**

Common Elements

Locker: Balcony:

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other				No
Garage				No

Exterior

Exterior Feat: **Deck(s), Landscaped, Privacy, Recreational Area**
 Construct. Material: **Brick, Stone, Wood**
 Shingles Replaced: Foundation: **Stone**
 Year/Desc/Source: **1906//Other**
 Property Access: **Municipal Road, Paved Road**
 Other Structures: **Gazebo, Shed**
 Pool Features: **None**
 Garage & Parking: **Detached Garage//Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **11** Driveway Spaces: **10.0**
 Services: **Cable TV Available, Cell Service, Electricity, Telephone Available**
 Water Source: **Well** Water Tmnt: **Reverse Osmosis, UV System, Water Softener**
 Lot Size Area/Units: **0.426/Acres** Acres Range: **< 0.5**
 Lot Front (Ft): **150.00** Lot Depth (Ft): **0.00**
 Location: **Rural** Lot Irregularities: **94.94'x55.42'x95.03'x113.88.0'x126.57'**
 Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **100+ Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces: **1.0**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:

Area Influences: **Ample Parking, Golf, Greenbelt/Conservation, Open Spaces, Quiet Area, School Bus Route, Skiing, Trails**
View: **Clear, Hills, Meadow, Pasture, Trees/Woods** Retire Com:
Topography: **Open space, Rolling** Fronting On: **South**
Restrictions: **Niagara Esc. Commission, Right-of-Way** Exposure: **North**
School District: **Simcoe County District School Board, Simcoe Muskoka Catholic District School Board**
High School: **Stayner CI, CCI (FI), Jean Vanier, Pretty River Academy**
Elementary School: **Nottawasaga & Creemore PS, Admiral (FI), St. Mary's, Pretty River Academy**

Interior

Interior Feat: **Ceiling Fans, On Demand Water Heater, Skylight, Water Heater Owned, Water Purifier, Water Softener**
Security Feat: **Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)**
Basement: **Full Basement** Basement Fin: **Fully Finished**
Laundry Feat: **Lower Level, Sink**
Cooling: **Central Air**
Heating: **Fireplace-Wood, Forced Air, In-Floor, Oil**
Fireplace: **1/Wood** FP Stove Op: **Yes**
Under Contract: **Propane Tank** Contract Cost/Mo:
Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Microwave, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings**
Add Inclusions: **Furniture, rugs, decor, dishes, bedding, outdoor furniture**
Exclusions: **See Schedule C**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT BLK C PL 497 NOTTAWASAGA PT 1, 51R2135 & PT 2, 51R26873; T/W RO693009 & RO1361844;**
CLEARVIEW
Zoning: **RS - Residential Hamlet** Survey: **Available/**
Assess Val/Year: **\$471,000/2022** Hold Over Days: **120**
PIN: **582220015** Occupant Type: **Vacant**
ROLL: **432901001012200**
Possession/Date: **Flexible/** Deposit: **Minimum 5%**

Brokerage Information

List Date: **03/10/2023**
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: 03/10/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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MLS® #: 40378398

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	9' 5" X 22' 11"	2.87 X 6.98	Cathedral Ceiling, Double sink, Hardwood floor, Open Concept
Living Room	Main	13' 11" X 15' 2"	4.24 X 4.62	Cathedral Ceiling, Hardwood floor, Skylight, Walkout to Balcony/Deck
Dining Room	Main	17' 10" X 20' 2"	5.44 X 6.15	Cathedral Ceiling, Fireplace, Hardwood floor, Open Concept
Office	Main	10' 2" X 9' 5"	3.10 X 2.87	Cathedral Ceiling, Hardwood floor
Bedroom	Main	9' 6" X 13' 5"	2.90 X 4.09	Cathedral Ceiling, Hardwood floor
Bathroom	Main	7' 0" X 7' 1"	2.13 X 2.16	2-Piece, Hardwood floor
Bedroom Primary	Second	13' 7" X 13' 4"	4.14 X 4.06	Ensuite, Hardwood floor, Walk-in Closet
Primary Ensuite Bathroom	Second	8' 1" X 13' 0"	2.46 X 3.96	4-Piece, Heated Floor, Stone floor
Recreation Room	Lower	18' 5" X 14' 6"	5.61 X 4.42	Hardwood floor, Heated Floor, Wainscoting
Bedroom	Lower	9' 11" X 12' 7"	3.02 X 3.84	Hardwood floor, Heated Floor, Wainscoting
Bedroom	Lower	14' 9" X 12' 8"	4.50 X 3.86	Hardwood floor, Heated Floor, Wainscoting
Bedroom	Lower	6' 3" X 6' 11"	1.91 X 2.11	Hardwood floor, Heated Floor
Desc: Nursery with stained glass doors				
Bathroom	Lower	6' 3" X 7' 3"	1.91 X 2.21	3-Piece, Heated Floor, Stone floor
Laundry	Lower			Heated Floor, Stone floor, Wainscoting
Utility Room	Lower	15' 9" X 10' 4"	4.80 X 3.15	

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Schedule C
Agreement of Purchase and Sale

Form 105

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER:, and

SELLER: &

for the property known as 2111 8 Nottawasaga Concession S Clearview

On LOM 1M0 dated the day of, 2023

EXCLUSIONS:

Two V. MAGUTSA oil paintings (front entry and dining area)

Vacuum

TV (lower level rec room)

Google home monitor (kitchen)

Dedon outdoor furniture set (in the shed)

Large box containing the table (furnace room)

This form must be initialled by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



COLLABORATIVE
REAL ESTATE

Expense/Utility/House Details

2111 Concession 8 South Nottawasaga Road, Glen Huron

House Details

Item	Year	Notes
Year Home was Built	1906	
Air Conditioner	2010	
Roof	2019	
Furnace	2010	

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$5,367.94	Township of Clearview
Insurance Premium	\$4,529.00	
Propane	\$2,070.00	Collingwood Fuels
Hydro	\$1,500.00	Hydro One
Oil	\$3,000.00	Hamilton Bros.
Internet/Cable Provider	\$1,220.28	Rogers
Satellite TV	\$1,030.56	Shaw
Alarm & Monitoring	\$516.00	Huron Alarm
Garden Maintenance	\$900.00 - \$1,800.00	Stacey Thompson
Lawn Care	\$1,200.00	Brandon Doner
Snow Removal	\$750.00	

Rental Equipment

Item	Provider	Contact/Notes
Propane Tank	Collingwood Fuels	\$150.00 per year (incl in propane amount above)

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	JennAir	2010
Dishwasher	JennAir	2010
Stove/Oven	JennAir	2010
Microwave	Panasonic	
Washer	Maytag Neptune	
Dryer	Maytag Neptune	

Additions/Upgrades

Item	Year	Details/Notes
Well Pump	2022	
Water Filtration UV Lamp Assembly & Water Filter	2022	
Antique Front Doors & New Main Floor Furniture	2020	
Steel Roof	2019	
Full Sarah Richardson Reno	2020	See additional notes below
Oil Furnace, Storage Tank & Air Conditioning	2010	
Brick Facing Replaced	2010	Front Wall
Living Room Addition & Ecoflow Layered Septic System	2010	Village Builders
Water Pressure Tank & Eaves Troughs	2009	
Garage	2006	Village Builders
Landscaping & Gazebo	2004	Landmark Group

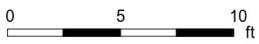
Brickwork Cleaned or Replaced & Repointed, Window Sills	2003	
Replaced Front Steps & Deck	1998	Porter Skelton
Shed Built & Covered with Original Shed Boards	1995	Gerald Laurie Construction

Additional Notes:

<p>Sarah Richardson Renovation:</p> <ul style="list-style-type: none"> ● Lower level finished & radiant heated floors installed ● New kitchen with Caesarstone countertops, appliances & Rubinet plumbing ● New bathrooms ● New fireplace (Fireplace Concepts Toronto) ● Floors levelled
<p>The History:</p> <ul style="list-style-type: none"> ● Methodist Church with a 1906 cornerstone, single red brick construction ● Operated as a church until the 1950s ● Purchased by a family in the 1960s and converted to a weekend ski chalet ● Resold & renovated in 1993, contractor Porter Skelton & Associates <ul style="list-style-type: none"> ○ Reinforced building supports in lower level ○ New 200 amp electrical service & panel ○ Back door and basement staircase replaced ○ Water softener & UV light filter installed
<p>Right of Way:</p> <ul style="list-style-type: none"> ● When the Hamilton Bros. deeded additional parts (2,3 and 4 on the Survey) to this property to include the garage area and driveway on the property they maintained a right of way at the bottom of the driveway if workers need to get to the worker hut which is out at the edge of the farmers field. The Seller has not seen it used for any heavy equipment, just personal vehicles and that is very rare.

2111 Concession 8 Nottawasaga Rd, Glen Huron, ON

Main Floor Exterior Area 1553.46 sq ft
Interior Area 1296.28 sq ft



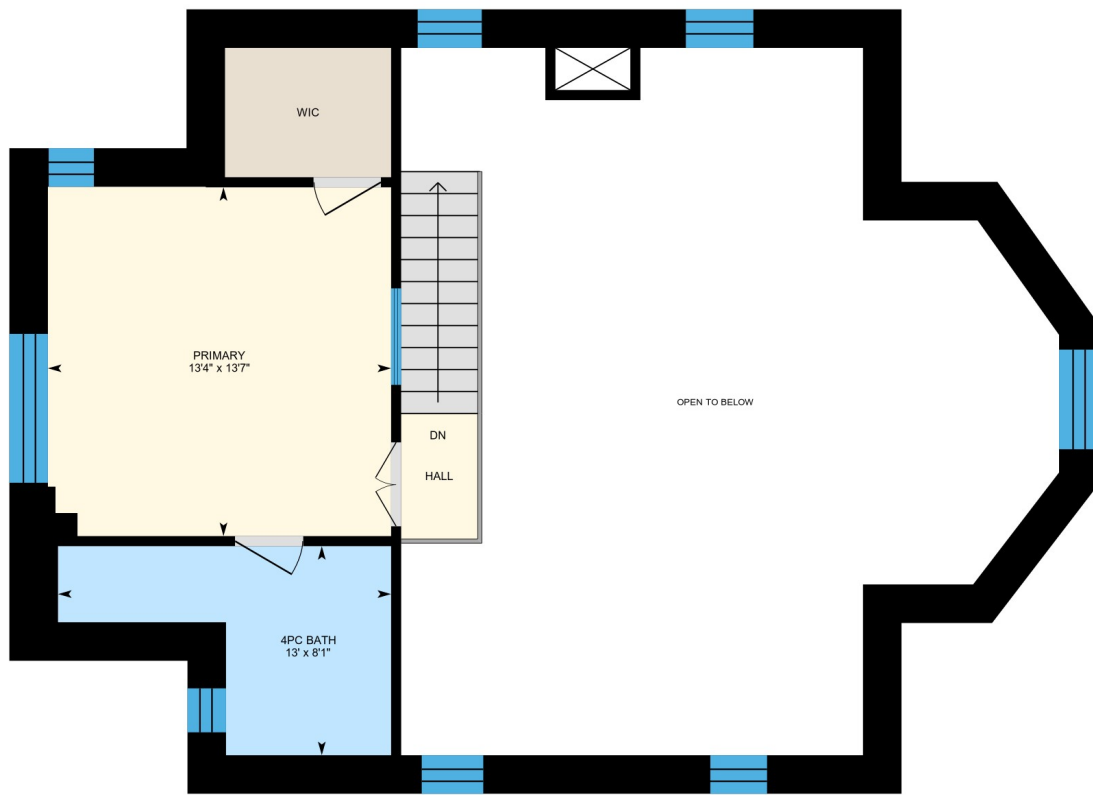
PREPARED: 2023/03/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2111 Concession 8 Nottawasaga Rd, Glen Huron, ON

2nd Floor /loft Exterior Area 550.83 sq ft
Interior Area 348.52 sq ft
Excluded Area 542.23 sq ft



0 3 6 ft

PREPARED: 2023/03/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2111 Concession 8 Nottawasaga Rd, Glen Huron, ON

Lower Level (Below Grade) Exterior Area 1170.64 sq ft
Interior Area 968.79 sq ft



0 4 8 ft

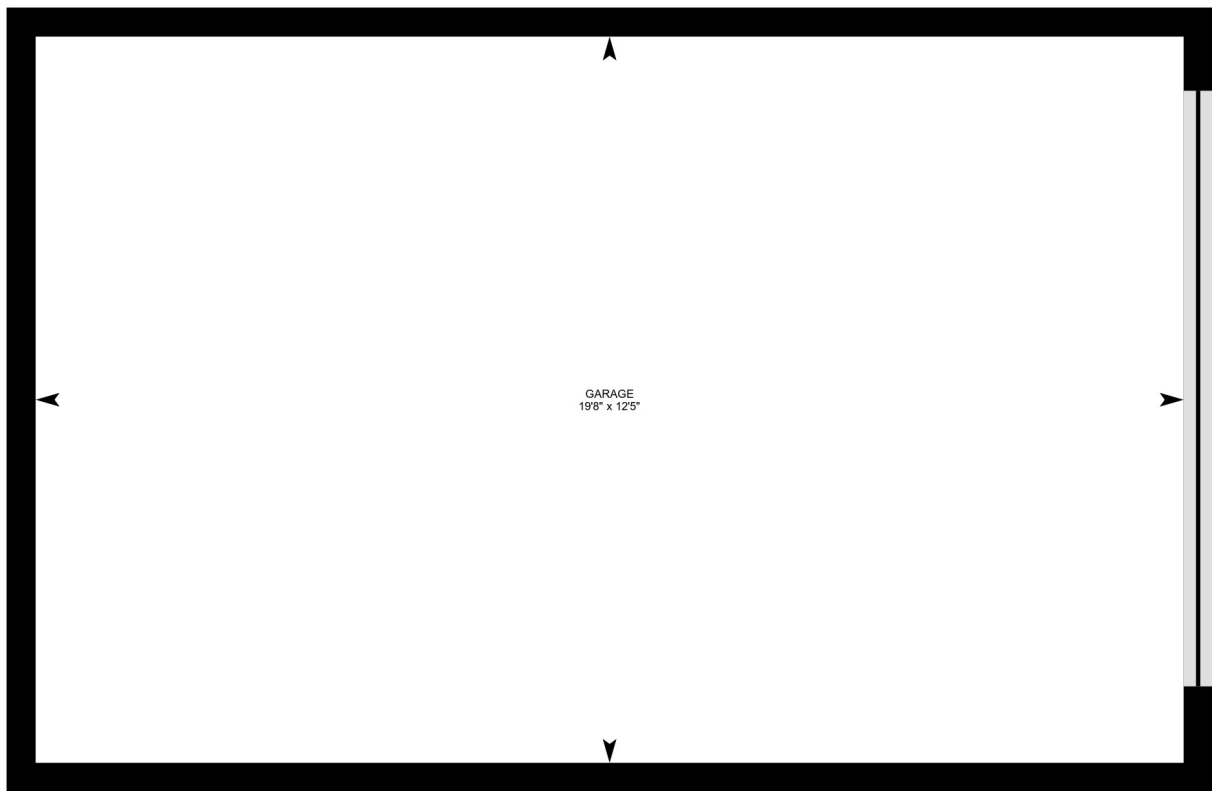
PREPARED: 2023/03/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2111 Concession 8 Nottawasaga Rd, Glen Huron, ON

Garage Excluded Area 278.20 sq ft



0 2 4 ft

PREPARED: 2023/03/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



CLEARVIEW

TOWNSHIP OF CLEARVIEW
217 GIDEON STREET BOX 200
STAYNER ON L0M 1S0
Tel. No. : (705) 428-6230

TAX BILL

INTERIM 2023

Billing Date

Jan 25, 2023

Access Code / PIN 22142

Roll No.	4329 010 01012200.0000	Mortgage Co:	
		Mortgage No.	
		2111 CONCESSION 8 SOUTH NOTTAWASAGA PLAN 497 PT BLK C RP 51R26873 PARTS 1 & 2	
2022 Annualized Taxes		Rate	2023 Interim Tax Amount
5,367.94		50% of 2022 Taxes	2,683.97
		Sub Total	2,683.97
Special Charges/Credits		Summary	
		Interim 2023 Taxes	2,683.97
		Past Due (Credit) (As of 01/25/2023)	(1,380.29)
Total		Total Amount Due	\$ 1,303.68

2023 Interim Tax



Please return this portion with your payment

INTERIM 2023



TOWNSHIP OF CLEARVIEW
217 GIDEON STREET BOX 200
STAYNER ON L0M 1S0
Tel. No. : (705) 428-6230

Second Installment	
Roll #	4329 010 01012200.0000
Due Date:	May 25, 2023
Total Amount Due	\$ 1,303.68
Amount Paid	



Please return this portion with your payment

INTERIM 2023

IMPERIAL

DISTANCES ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048



COUNTY ROAD No 62
 (HURONTARIO STREET) (Shown on R.P. 497)
 (See Nottawasaga Township Bylaw 41, Inst. 324377)
 (Irregular Width, As Traveled)

PART 4
 INSTRUMENT N° 489281
 SUBJECT TO A RIGHT OF WAY AS IN INSTRUMENT N° 01235799

PART 3
 INST. 489281

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9

(Result To Be Calculated From P) 01.42'

Southwest Corner Of Lot 16, Concession 8

ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 15 AND 16

BLOCK REGISTERED

INSTRUMENT N° 489281

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATE JUNE 11th, 1997

SIGNATURE *[Signature]*

NAME MARTIN KNISLEY
 (NAME IN PRINT)

PLAN **51R-26873**
 RECEIVED AND DEPOSITED

DATE JUNE 12 1997

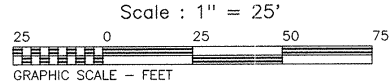
SIGNATURE *[Signature]*

NAME S.R.D.C.R. LAND REGISTRAR FOR THE REGISTRY DIVISION OF SIMCOE (No. 18) 51

SCHEDULE			
PART	BLOCK	REGISTERED PLAN	INSTRUMENT
1			01235799
2	PART OF BLOCK C	497	PART OF 489281
3			
4			

PART 4 IS SUBJECT TO A RIGHT OF WAY AS IN INSTRUMENT N° 01235799

PLAN OF SURVEY OF
PART OF BLOCK C,
REGISTERED PLAN 497,
 (GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA)
TOWNSHIP OF CLEARVIEW,
COUNTY OF SIMCOE
 MARTIN W. KNISLEY, Ontario Land Surveyor
 1997



NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART 2, PLAN 51R-2135, HAVING A BEARING OF N68°43'30"E

- 1) □ DENOTES SURVEY MONUMENT SET
- 2) ■ " SURVEY MONUMENT FOUND
- 3) SIB " STANDARD IRON BAR (1" SQUARE)
- 4) IB " IRON BAR (5/8" SQUARE)
- 5) P " PLAN 51R-2135

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYOR'S ACT, THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE 29th DAY OF APRIL, 1997

JUNE 11th, 1997
 DATE

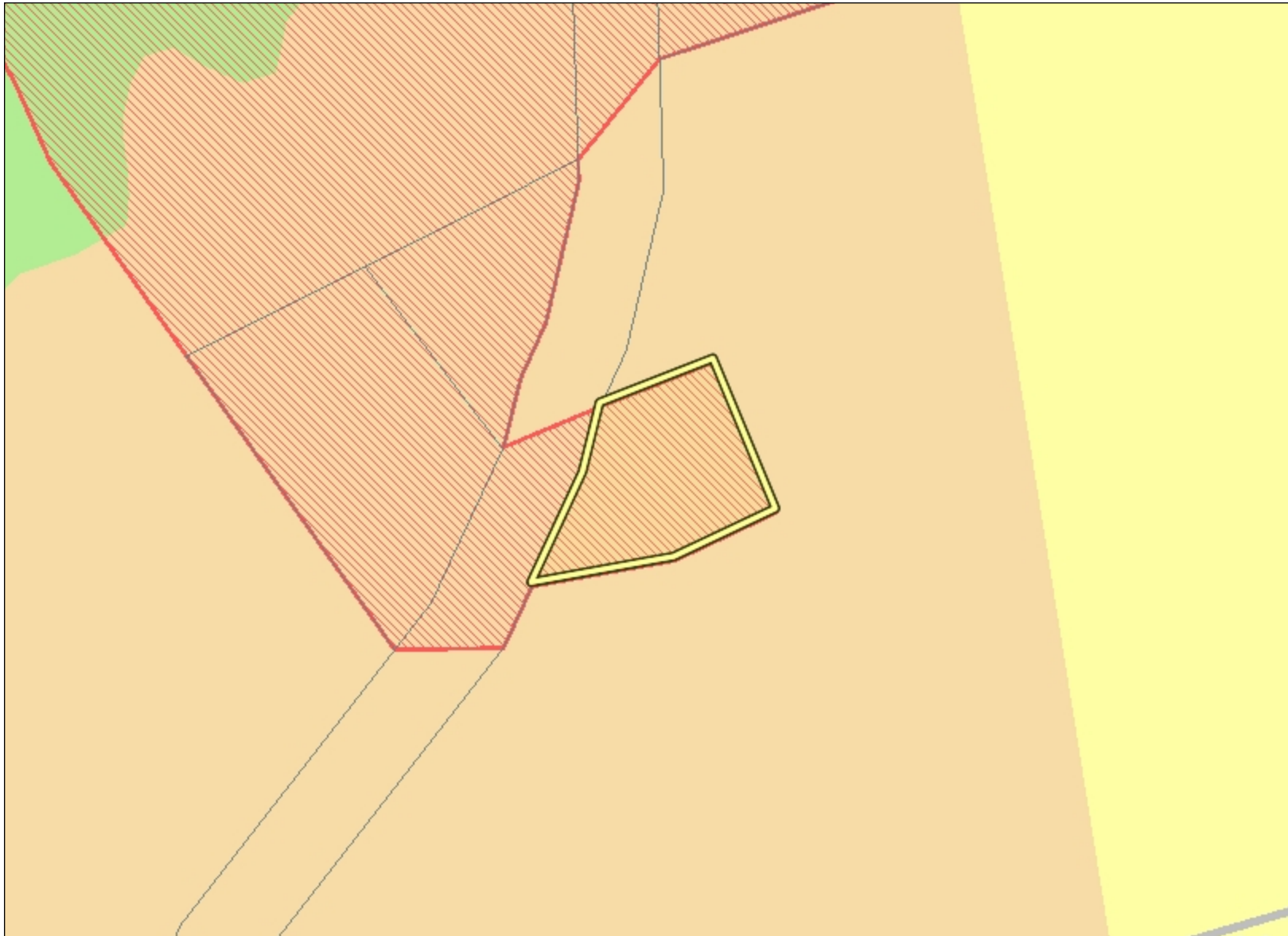
[Signature]
 MARTIN W. KNISLEY
 ONTARIO LAND SURVEYOR

Martin W. Knisley
 ONTARIO LAND SURVEYOR
 P.O. BOX 48
 Duntroon, Ontario
 PHONE (705) 444-6203

PROJECT N°
91-71-3A
 FOR LOUISE FAST

Notes:

The property is located within the following designation(s) of the Niagara Escarpment Plan but does NOT require a development permit from the Niagara Escarpment



Legend

-  Assessment Parcel
 -  Niagara Escarpment Minor Urban Centre
 -  Niagara Escarpment Parks and Open Space System
 -  Niagara Escarpment Plan Special Policy Area
 -  Niagara Escarpment Plan Area
 -  Area of Development Control
- Niagara Escarpment Plan Designation**
-  Escarpment Natural Area
 -  Escarpment Protection Area
 -  Escarpment Rural Area
 -  Escarpment Recreation Area
 -  Mineral Resource Extraction Area
 -  Urban Area



Projection: Web Mercator



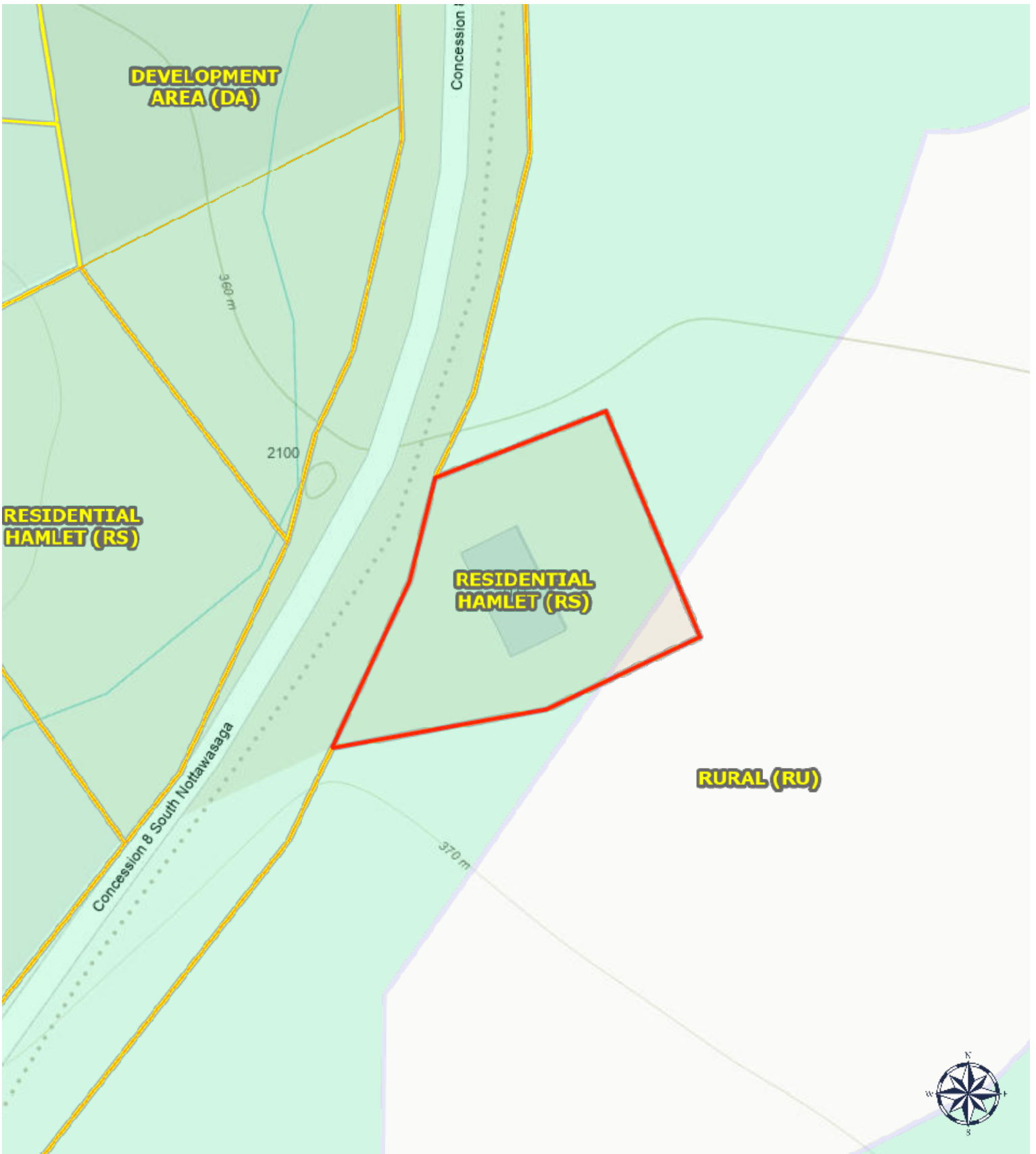
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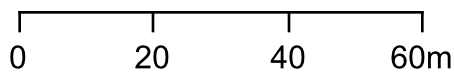
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Clearview Zoning Map



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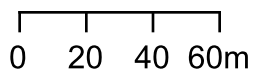


Mar 7, 2023

County of Simcoe - Web Map



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1 : 2,257



Mar 7, 2023