



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

23 Cherry Street, Collingwood



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



LOCATIONS **NORTH**





CollaborativeRealEstate.ca



1,491 sq. ft.



2 Bed



2 Bath



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

23 CHERRY Street, Collingwood, Ontario L9Y 3Z1

Client Full
Incomplete / Residential

23 CHERRY St Collingwood

MLS® #: 40291233
 Price: **\$1,300,000**



Simcoe County/Collingwood/CW01-Collingwood

1.5 Storey/House



Water Body: **Georgian Bay**

Type of Water: **Bay**

	Beds	Baths	Kitch
Main	2	2	1

Beds: **2 (2 + 0)**
 Baths: **2 (1 + 1)**
 SF Fin Total: **1,491/Other**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,490.68/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,419/2021**

Remarks/Directions

Public Rmks: **This is your opportunity to own a waterfront haven! Just over 78' of beautiful shale waterfront provide amazing views and stunning sunrises. Enjoy your morning coffee on the deck overlooking an expansive lawn area and listen to the waves lapping gently against the shore. The current home is a 2 bedroom, 2 bath with large deck...renovate or completely redo with a new home and create your very own Georgian Bay oasis. There is a detached garage on the .65 acre property as well as several outbuildings, a fantastic custom built open flame BBQ pit with moveable grills & a dining gazebo. Let your dreams begin at 23 Cherry Street.**

Directions: **Poplar Sideroad to Beachwood Road & turn right, turn left on King Street, turn right on Cherry Street and follow to sign on property at end of road.**

Cross St: **Beechwood to King Street**

Common Elements

Waterfront

Features: **Waterfront-Deeded**
 Dock Type: **None**
 Shoreline: **Clean, Natural, Rocky, Shallow**
 Shore Rd Allow: **Partially Owned**
 Channel Name:
 Boat House:
 Frontage: **78.28**
 Exposure: **North**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Deeded Water Access, Privacy, Recreational Area, Storage Buildings**
 Construct. Material: **Stucco (Plaster), Wood**
 Shingles Replaced: **2016**
 Year/Desc/Source: **/Estimate/**
 Property Access: **Municipal Road, Paved Road**
 Other Structures: **Shed, Storage**
 Pool Features: **None**
 Garage & Parking: **Detached Garage//Private Drive Single Wide**
 Parking Spaces: **3**
 Services: **Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Telephone Available**
 Water Source: **Municipal-Metered**
 Lot Size Area/Units: **0.650/Acres**
 Lot Front (Ft): **101.00**
 Location: **Urban**
 Area Influences: **Airport, Beach, Cul de Sac/Dead End, Golf, Library, Place of Worship, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**
 View: **Bay, Clear, Skyline**
 Topography: **Flat, Open space**
 Restrictions: **Right-of-Way**
 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: **Connaught, St. Mary's, St. Noel Chabanel, Pretty River Academy**
 Foundation: **Block**
 Water Tmnt:
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **0.00**
 Lot Irregularities: **142.02'x324.26'x53.**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized:
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **North**
 Exposure: **South**

Interior


Interior Feat: **Water Heater Owned**
 Basement: **Crawl Space**
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **None**
 Heating: **Baseboard, Electric, Gas, Wall Furnace**
 Basement Fin: **Unfinished**

Inclusions: **Dishwasher, Refrigerator, Satellite Dish, Stove, Washer, Window Coverings**
Exclusions: **Personal Belongings**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 39 CON 5 NOTTAWASAGA AS IN RO310473; T/W RO310473 EXCEPT T/W ROW OVER PT 4, 51R8314; COLLINGWOOD**
Zoning: **R1** Survey: **Available/ 2009**
Assess Val/Year: **\$389,000/2022** Hold Over Days: **120**
PIN: **583020111** Occupant Type: **Owner**
ROLL: **433108000542800**
Possession/Date: **Flexible/** Deposit: **5% Minimum**

Brokerage Information

List Date: **07/08/2022**
List Brokerage: **Royal LePage Locations North (Collingwood Unit B) Brokerage** 
Source Board: **The Lakelands**

Prepared By: KAREN E. WILLISON, Salesperson

Date Prepared: 07/07/2022

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

MLS® #: 40291233

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	9' 1" X 10' 8"	2.77 X 3.25	
Dining Room	Main	13' 9" X 10' 3"	4.19 X 3.12	
Living Room	Main	13' 9" X 16' 3"	4.19 X 4.95	
Den	Main	9' 2" X 15' 8"	2.79 X 4.78	
Office	Main	8' 11" X 9' 8"	2.72 X 2.95	
Bedroom Primary	Main	13' 1" X 13' 5"	3.99 X 4.09	
Bedroom	Main	9' 3" X 10' 4"	2.82 X 3.15	
Bathroom	Main	5' 4" X 4' 9"	1.63 X 1.45	2-Piece
Bathroom	Main	6' 3" X 8' 10"	1.91 X 2.69	4-Piece
Laundry	Main	9' 8" X 6' 0"	2.95 X 1.83	
Mud Room	Main	8' 6" X 9' 8"	2.59 X 2.95	
Other	Main	9' 2" X 3' 10"	2.79 X 1.17	
<u>Desc:</u> Bar				
Loft	Second	12' 0" X 15' 7"	3.66 X 4.75	

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10 Favourite Things About This Home
23 Cherry Street, Collingwood

1	The view - fantastic sunrises
2	Waterfront yet private
3	Quiet & peaceful area
4	Calming noise of the waves
5	Outbuildings with lots of storage
6	Easy access and proximity to Collingwood
7	Outdoor covered dining area
8	Open flame BBQ pit with multiple height adjustable grills
9	Large deck area for relaxing
10	Large lawn at waterfront, great for entertaining



COLLABORATIVE
REAL ESTATE

Expense/Utility/House Details

Property Address: 23 Cherry Street, Collingwood

House Details

Item	Year	Notes
Year Home was Built	Unknown	50-99 Years Old - Estimate
Roof	2016	

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$4,419.09	2021
Gas	\$782.87	Enbridge
Hydro & Water	\$2,894.57	Epcor
Septic Services		District Septic (pumped 2019)
Internet/Cable Provider	\$1,800.00	Rogers
Lawn/Garden Maintenance	\$0.00	Self
Snow Removal	\$500.00	Gord's Lawn Care

Appliances Included

Appliance
Refrigerator
Dishwasher
Stove/Oven
Washer

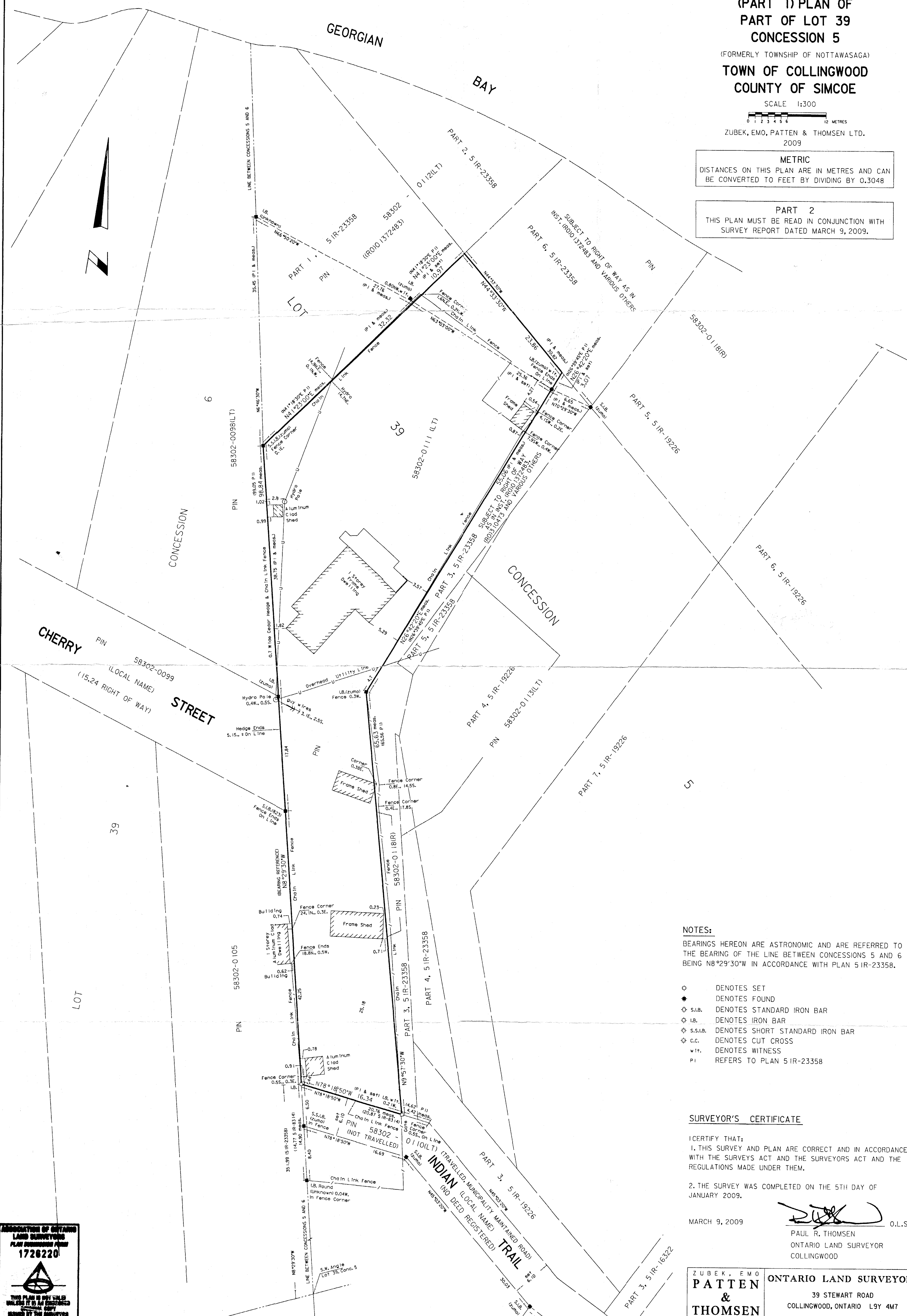
SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF
PART OF LOT 39
CONCESSION 5
 (FORMERLY TOWNSHIP OF NOTTAWASAGA)
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

SCALE 1:300
 0 1 2 3 4 5 6 12 METRES

ZUBEK, EMO, PATTEN & THOMSEN LTD.
 2009

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

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH
 SURVEY REPORT DATED MARCH 9, 2009.



NOTES:
 BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO
 THE BEARING OF THE LINE BETWEEN CONCESSIONS 5 AND 6
 BEING N8°29'30"W IN ACCORDANCE WITH PLAN 5 IR-23358.

- ⊕ DENOTES SET
- ⊙ DENOTES FOUND
- ⊕ S.I.B. DENOTES STANDARD IRON BAR
- ⊕ I.B. DENOTES IRON BAR
- ⊕ S.S.I.B. DENOTES SHORT STANDARD IRON BAR
- ⊕ C.C. DENOTES CUT CROSS
- w.t. DENOTES WITNESS
- P1 REFERS TO PLAN 5 IR-23358

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE
 REGULATIONS MADE UNDER THEM.

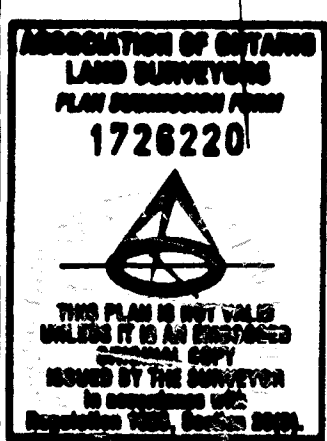
2. THE SURVEY WAS COMPLETED ON THE 5TH DAY OF
 JANUARY 2009.

MARCH 9, 2009

[Signature] O.L.S.

PAUL R. THOMSEN
 ONTARIO LAND SURVEYOR
 COLLINGWOOD

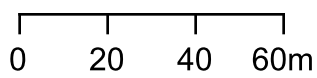
ZUBEK, EMO
PATTEN & THOMSEN
 LIMITED
 39 STEWART ROAD
 COLLINGWOOD, ONTARIO L9Y 4M7
 PHONE: (705) 445-4910 FAX: (705) 445-5866
 JOB No. 65-139-10 SURVEY FOR: ROLAND & CHLOTIL LEHMANN



County of Simcoe - Web Map



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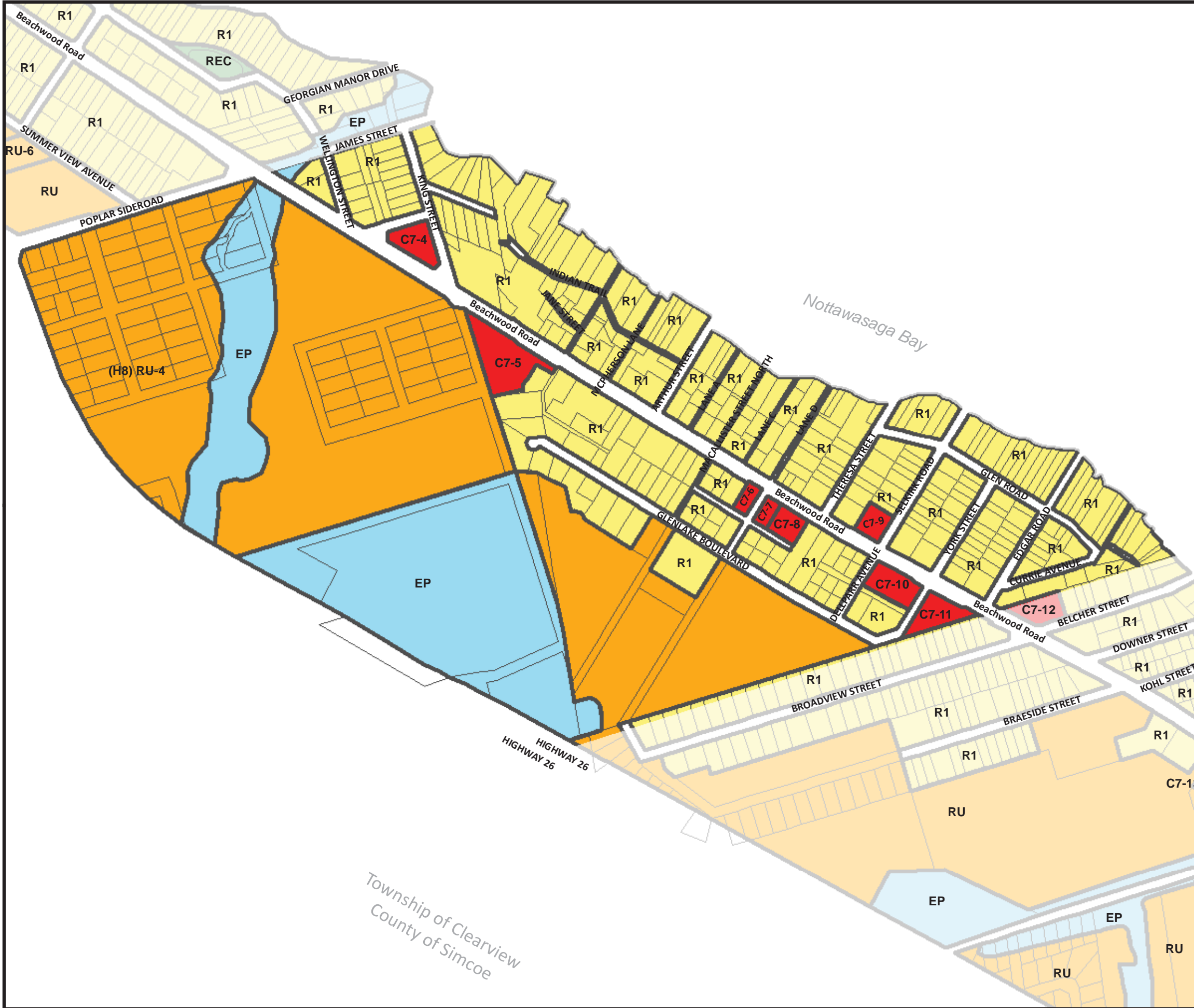


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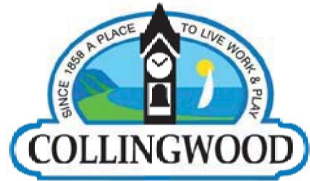


Jul 7, 2022

Map 31



Collingwood Zoning By-Law Schedule 'A' - Map 32



REVISIONS

No.	Date	By-law
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

1:7500



Revised by:
RS

Produced by the Town of Collingwood, Planning Services. The information contained herein is believed to be correct, however, the Town assumes no liability for negligence, inaccuracies or omissions. This drawing is not a legal survey.



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The Town of Collingwood

Box 157 97 Hurontario Street
 Collingwood, ON, L9Y 3Z5
 (705) 445-1030

TAX NOTICE

Final 2021
Mailing Date November 16, 2021

Roll No. 4331- 080-005-42800-0000

Mortgage Company:	Mortgage No.
Name and Address	Municipal Address/Legal Description
[Redacted] 23 CHERRY STREET COLLINGWOOD, ON L9Y 0X2 CANADA	23 - CHERRY ST CON 5 PT LOT 39 UNREG PETCH PT BLK C

Assessment		Municipal Levy		County Levy		Education Levy		
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 389,000.00	Res/Farm Tx:Full - EPubSup	0.00704168	\$ 2,739.21	0.00273563	\$ 1,064.16	0.00153000	\$ 595.17
RTEP	\$ 389,000.00	Special Capital Levy	0.00005284	\$ 20.55				
Sub Totals >>>		Municipal Levy	\$ 2,759.76	County Levy	\$ 1,064.16	Education Levy	\$ 595.17	

Special Charges		Installments		Summary		
By Law #	Description	Amt	Exp Year	Due Date	Amount	
				8/20/2021	\$ 0.00	Sub-Total - Tax Levy
				10/15/2021	\$ 0.00	Special Charges/Credits
						2021
						Final 2021 Levies
						Less Interim Tax Notice
						Past Due Taxes/Credit
	Total Special Charges	\$ 0.00				Total Amount Due
						\$ 4,419.09
						\$ 0.00
						\$ 0.00
						\$ 4,419.09
						\$ 2,212.36
						(\$ 2,206.73)
						\$ 0.00

Please see reverse for pre-authorized payment plan information.