



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

302 - 6 Brandy Lane Drive, Collingwood



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



LOCATIONS **NORTH**





CollaborativeRealEstate.ca



1348 sq. ft.



2 Bed



3 Bath



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
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6 BRANDY LANE Drive Unit #302, Collingwood, Ontario L9Y 0X4

Client Full
Active / Residential

6 BRANDY LANE Dr #302 Collingwood

MLS® #: 40375561
 Price: **\$729,500**



Simcoe County/Collingwood/CW01-Collingwood 2 Storey/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	1	2	1
Second	1	1	

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **1,348**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,348/Other**
 DOM/CDOM: **36/36**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$3,329.60/2023**
 Condo Fee/Freq: **\$490.86/Monthly**
 Addl Monthly Fees: **\$100.00**

Remarks/Directions

Public Rmks: **What a unique space in this spacious and sunny two bedroom, plus den, loft unit. This is the largest floor plan available in the desired Wyldewood development and has soaring cathedral ceilings, mountain views and it backs to the treed and private trail system. This immaculate condo is open concept and has an inviting stone fireplace with rustic antique wood mantle, gleaming laminate floors, kitchen with granite countertops, large breakfast bar and stainless appliances. French doors off the dining area lead to a cozy den for those late night movies or can be used as a third bedroom complete with closet. Off the living area is a spacious balcony with BBQ hookup to sit back and relax on warm days and evenings. This is also a "Smart Home" with the convenience and efficiency to remotely control lights, temperature and front door access all from your cell phone. An outdoor year round pool & club house provide ample relaxation areas including an exercise area & small reading/library room. All of this is just minutes away from all Collingwood and The Blue Mountains have to offer from skiing, swimming in the Bay, golfing, hiking, shopping and so much more! One exclusive use parking space plus a second spot currently rented from the condo corp.**

Directions: **Highway 26 to Cranberry Trail East, turn right on Brandy Lane Drive, Building #6 on left.**
 Cross St: **Cranberry Trail East**

Common Elements

Common Element Additional Fee: **100.00**
 Common Element Fee Includes: **Rental of additional parking space.**
 Common Element/Condo Amenities: **BBQs Permitted, Club House, Exercise Room, Library, Pool, Visitor Parking**
 Condo Fees: **\$490.86/Monthly**
 Condo Fees Incl: **Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Parking, Private Garbage Removal, Property Management Fees, Snow Removal, Water**
 Locker: **Owned/N/A** Balcony: **Open**
 Pets Allowed: **Restricted** Condo Corp #: **392**
 Prop Mgmt Co: **Shore to Slope** Condo Corp Yr End: **03/31/2023**
 Prop Mgt Contact: **/705-444-5139** Status Certificate Date:
 Building Name: **Wyldewood**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Pool House		1		Yes

Exterior

Exterior Feat: **Balcony**
 Construct. Material: **Stone, Vinyl Siding, Wood**
 Shingles Replaced: Foundation:
 Year/Desc/Source: **2012//Owner**
 Property Access: **Municipal Road, Paved Road**
 Pool Features: **Community, Inground, Outdoor**
 Garage & Parking: **Outside/Surface/Open//Exclusive Parking**
 Parking Spaces: **1** Driveway Spaces: **1.0** Garage Spaces: **0.0**
 Parking Level/Unit: **Ground** Parking Assigned: **206** Licen Dwelling:
 Services: **Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone Available**
 Water Source: **Municipal-Metered** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Front (Ft): **0.00** Lot Depth (Ft): **0.00** Lot Shape:
 Location: **Urban** Lot Irregularities: Land Lse Fee:
 Area Influences: **Beach, Cul de Sac/Dead End, Golf, Hospital, Library, Park, Place of Worship, Public Transit, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**
 View: **Mountains, Trees/Woods** Retire Com:

Topography: **Flat, Wooded/Treed** Fronting On: **South**
 Restrictions: **Easement** Exposure: **North**
 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: **Admiral, Cameron (FI), St. Mary's, Pretty River Academy**

Interior

Interior Feat: **Ceiling Fans, Water Heater**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Laundry Feat: **In Bathroom, In-Suite**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Fireplace: **1/Living Room, Natural Gas** FP Stove Op:
 Under Contract: **Hot Water Heater** Contract Cost/Mo: **21.30**
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Add Inclusions: **Murphy bed in loft**
 Exclusions: **BBQ, Video Doorbell**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **UNIT 35, LEVEL 3, SIMCOE STANDARD CONDOMINIUM PLAN NO. 392.... See Realtor remarks for full legal description.**
 Zoning: **Residential - R3-33** Survey: /
 Assess Val/Year: **\$288,000/2022** Hold Over Days: **120**
 PIN: **593920363** Occupant Type: **Owner**
 ROLL: **433104000222017**
 Possession/Date: **60 - 89 Days/** Deposit: **Minimum 5%**

Brokerage Information

List Date: **02/13/2023**
 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: 03/21/2023

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MLS® #: 40375561

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	11' 4" X 9' 2"	3.45 X 2.79	Cathedral Ceiling, Double sink, Laminate, Open Concept
Living Room	Main	11' 8" X 16' 6"	3.56 X 5.03	Balcony/Deck, Cathedral Ceiling, Fireplace, French doors, Laminate, Open Concept
Dining Room	Main	11' 4" X 12' 5"	3.45 X 3.78	Cathedral Ceiling, Laminate, Open Concept
Den	Main	11' 4" X 9' 8"	3.45 X 2.95	Broadloom, California Shutters, French doors
Bedroom Primary	Main	10' 1" X 17' 5"	3.07 X 5.31	Broadloom, California Shutters, Ensuite
Primary Ensuite Bathroom	Main	11' 6" X 4' 11"	3.51 X 1.50	4-Piece, Double sink, Ensuite Privilege, Tile Floors
Bathroom	Main	5' 1" X 5' 4"	1.55 X 1.63	2-Piece, Laundry, Tile Floors
Bedroom	Second	12' 1" X 21' 6"	3.68 X 6.55	Broadloom, California Shutters, Ensuite
Desc: Loft Bedroom / Office				
Bathroom	Second	8' 1" X 7' 1"	2.46 X 2.16	4-Piece, Ensuite, Tile Floors

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Expense/Utility/House Details

302 - 6 Brandy Lane Drive, Collingwood, ON L9Y 0X4

House Details

Item	Year	Notes
Year Home was Built	2012	
Air Conditioner	2012	
Air Exchanger	2012	
Windows	2012	
Roof	2012	
Furnace	2012	

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$3,329.60	Town of Collingwood
Insurance Premium	\$440.64	Co-Operators Insurance
Gas	\$1,083.61	Enbridge
Hydro	\$1,092.00	EPCOR
Rental Equipment Contracts	\$255.60	Water Heater
Water/Sewer	N/A	Included in condo maintenance
Internet/Cable Provider	\$1,500.00	Bell Fibe
Lawn/Garden Maintenance	N/A	Included in condo maintenance
Snow Removal	N/A	Included in condo maintenance
Condo Fee	\$5,890.32	Condo Corp

Rental Equipment

Item	Provider	Contact/Notes
Hot Water Heater	Enercare	Via Enbridge Bill

Appliances

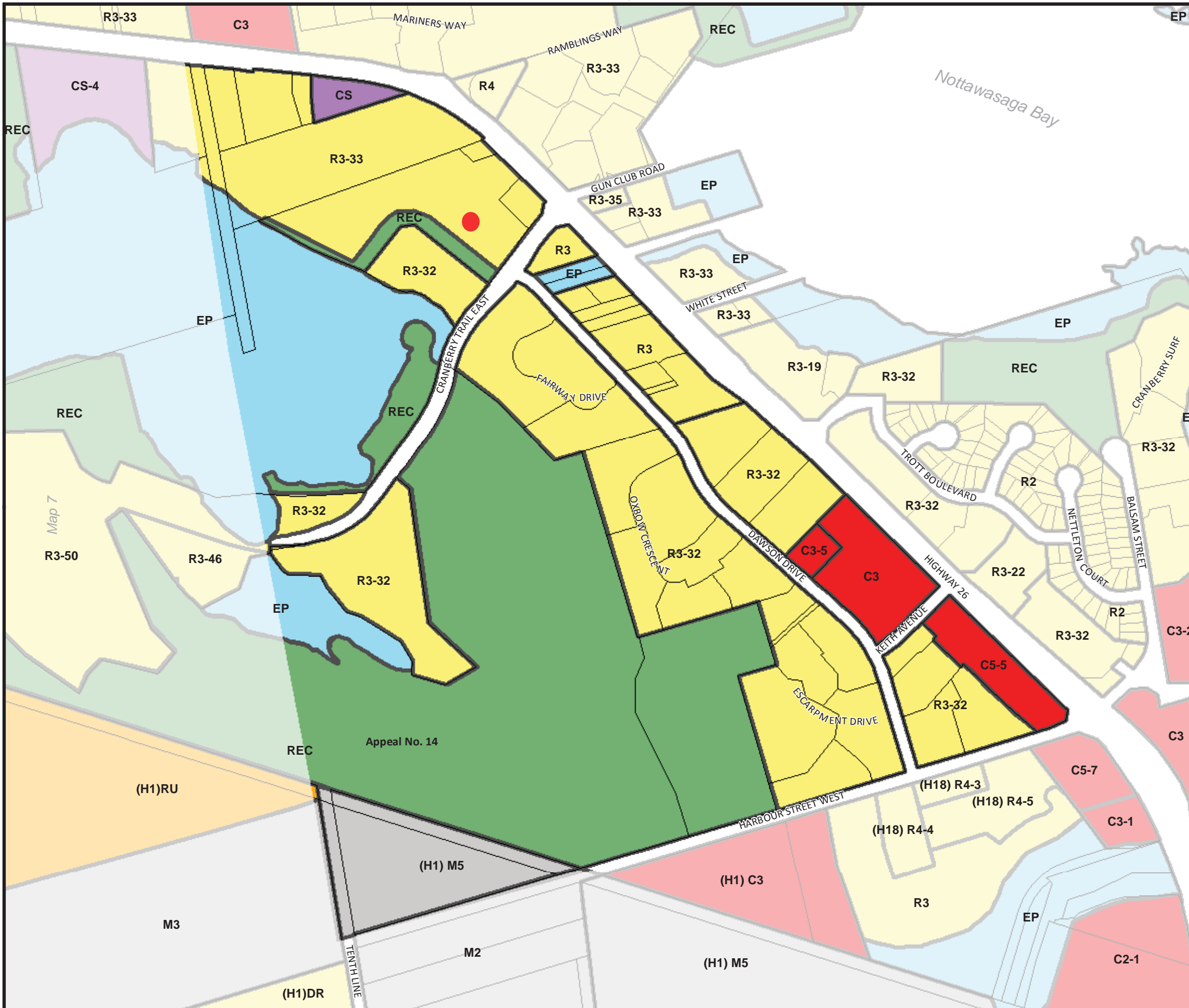
Appliance	Make/Model	Year/Notes
Refrigerator	Whirlpool/Bottom Freezer (SS)	2022
Dishwasher	Frigidaire (SS)	2012
Stove/Oven	Frigidaire (SS)	2012
Microwave	Frigidaire (SS)	2012
Washer	Whirlpool (front loader, stacked)	2012
Dryer	Whirlpool (front loader, stacked)	2012

Additions/Upgrades

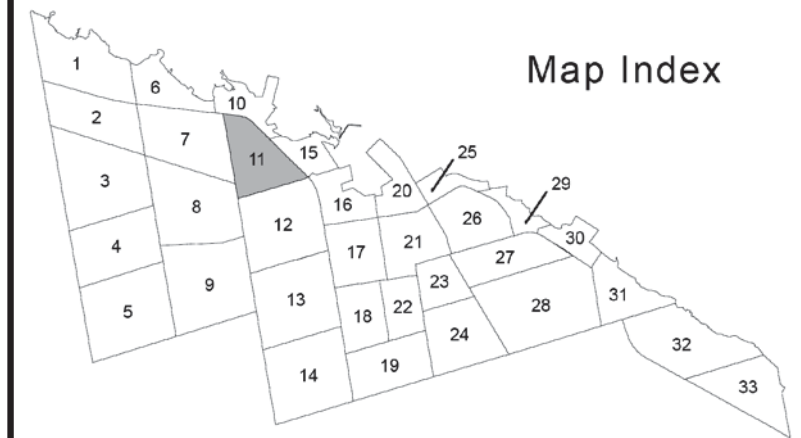
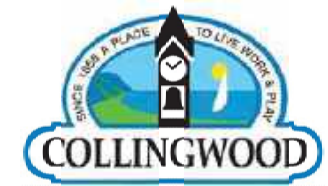
Item	Year	Details/Notes
French Doors	2012	Second Bedroom/Den
Powder Room	2012	Main Floor Bathroom
Walk-in Shower – Primary Bedroom	2012	Was Tub/Shower Combo
Mirrored Closet Doors	2012	Primary and Loft Bedroom
California Shutters	2012	All Windows
Bricked Fireplace	2015	
Pot Lights	2017	Living, Dining, Kitchen, Bathrooms
Barn Door	2018	Front Hall Closet
Staircase – Formerly Drywall	2018	Hardwood + Iron Spindles
Built-in Spice Rack	2018	Kitchen Wall

Additional Notes:

Queen size murphy bed in loft included in sale



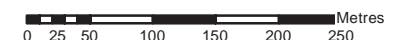
Collingwood Zoning By-Law Schedule 'A' - Map 11



REVISIONS

No.	Date	By-law
1	April 8, 2011	OMB Decision
2	July 8, 2013	By-law No. 2013-060
3		
4		
5		
6		
7		
8		
9		
10		

1:6000

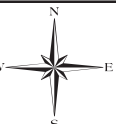


Revised by:
RS

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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Map 15

Map 7



The Town of Collingwood

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

TAX NOTICE

Interim 2023
Mailing Date January 24, 2023

Roll No. 4331- 040-002-22017-0000

Mortgage Company:	Mortgage No.
Name and Address	Municipal Address/Legal Description
6 BRANDY LANE DRIVE UNIT 302 COLLINGWOOD, ON L9Y 0X4 CANADA	302, 6 - BRANDY LANE DR SSCP 392 LEVEL 3 UNIT 35 LEVEL 1 UNIT 106 PKG

Assessment

Class	Value
RTEP	\$ 288,000.00
RTEP	\$ 288,000.00

The Interim Levy is based on 50% of last year's total property taxes.

Special Charges			Installments		Summary		
By Law #	Description	Amt.	Exp Year	Due Date	Amount		
				2/17/2023	\$ 832.80	Sub-Total - Tax Levy	
				5/19/2023	\$ 832.00	Special Charges/Credits	
						Past Due Taxes/Credit	
Total Special Charges		\$ 0.00				Total Amount Due	\$ 1,664.80

PLEASE DETACH AND SUBMIT WITH PAYMENT THANK YOU

Received from:	
Roll #	4331- 040-002-22017-0000
Name	[Redacted]
Address 6 BRANDY LANE DRIVE UNIT 302 COLLINGWOOD, ON L9Y 0X4	
Due Date	Total Due
May 19, 2023	\$ 832.00



PLEASE DETACH AND SUBMIT WITH PAYMENT THANK YOU

Received from:	
Roll #	4331- 040-002-22017-0000
Name	[Redacted]
Address 6 BRANDY LANE DRIVE UNIT 302 COLLINGWOOD, ON L9Y 0X4	
Due Date	Total Due
February 17, 2023	\$ 832.80



302-6 Brandy Ln Dr, Collingwood, ON

Main Floor Exterior Area 1010.84 sq ft
Interior Area 879.19 sq ft



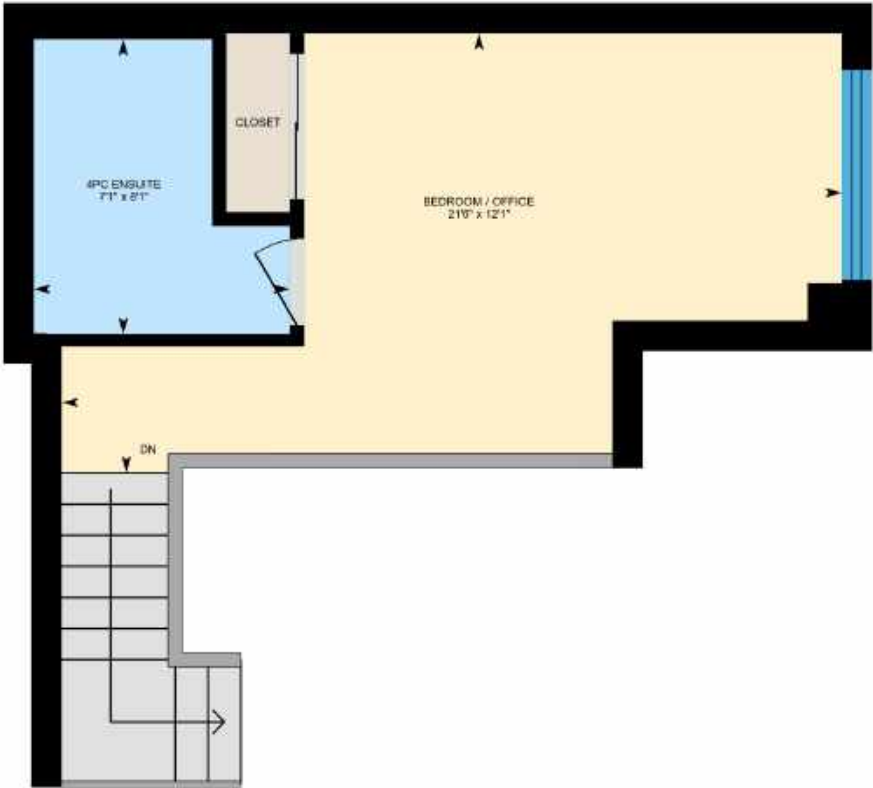
PREPARED: 2023/01/26



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.

302-6 Brandy Ln Dr, Collingwood, ON

Loft Exterior Area 337.27 sq ft
Interior Area 263.52 sq ft



PREPARED: 2023/01/26



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.