



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Exclusive Listing Information Package
12 Thomas Drive, Collingwood
Offered at \$945,000.00



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



LOCATIONS NORTH





CollaborativeRealEstate.ca



2660 sq. ft.



4 Bed



3 Bath



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

Quick Facts 12 Thomas Drive, Collingwood

- Located in the prestigious community of Mair Mills with a park, playground & tennis courts
- 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 yet quiet without being in the center of the hustle & bustle
- Walking distance to the Georgian Trails biking and hiking system, the 11th line trail system and town if desired
- Freehold townhome which means no condo fees!
- 4 bedrooms with main floor primary suite
- 3 baths
- 2 car garage



Expense/Utility/House Details

Property Address: 12 Thomas Drive, Collingwood, ON L9Y 0A6

House Details

Item	Year	Notes
Year Home was Built	2008	
Air Conditioner	2008	
Air Exchanger	2008	
Windows	2008	
Roof	2021	Owens Corning "Duration"
Furnace	2008	

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$2,306.11	Town of Collingwood
Gas	\$1,022.45 (from 2020) Current tenant billed direct	Enbridge Gas
Hydro	\$1,635.51 (from 2020) Current tenant billed direct	EPCOR
Rental Equipment Contracts	\$420.00 (from 2020) Current tenant billed direct	Reliance
Water/Sewer		Included with EPCOR Hydro
Lawn/Garden Maintenance	\$760.00	The Lawn Guy
Snow Removal	\$425.00	MK Lawn Care

Rental Equipment

Item	Provider	Contact/Notes
Hot Water Heater	Reliance	

Appliances

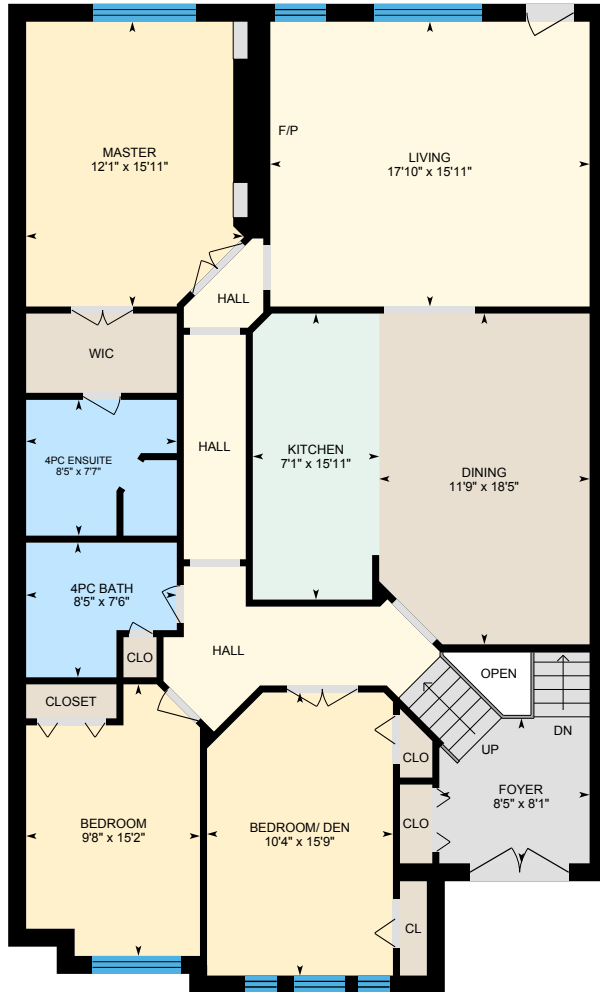
Appliance	Make/Model	Year/Notes
Refrigerator	KitchenAid Model: KSRA25CNSS00	
Dishwasher	General Electric Model: PDW7712KO2SS	
Stove/Oven	General Electric Model: PGB916SEM1SS	
Second Fridge	Camco Model: 18JARRW-1	
Microwave	General Electric Model: JVM1540SMC02	
Washer	Whirlpool Model: YFW9050XWOO	
Dryer	Whirlpool Model: YWED9050XW1	

Additions/Upgrades

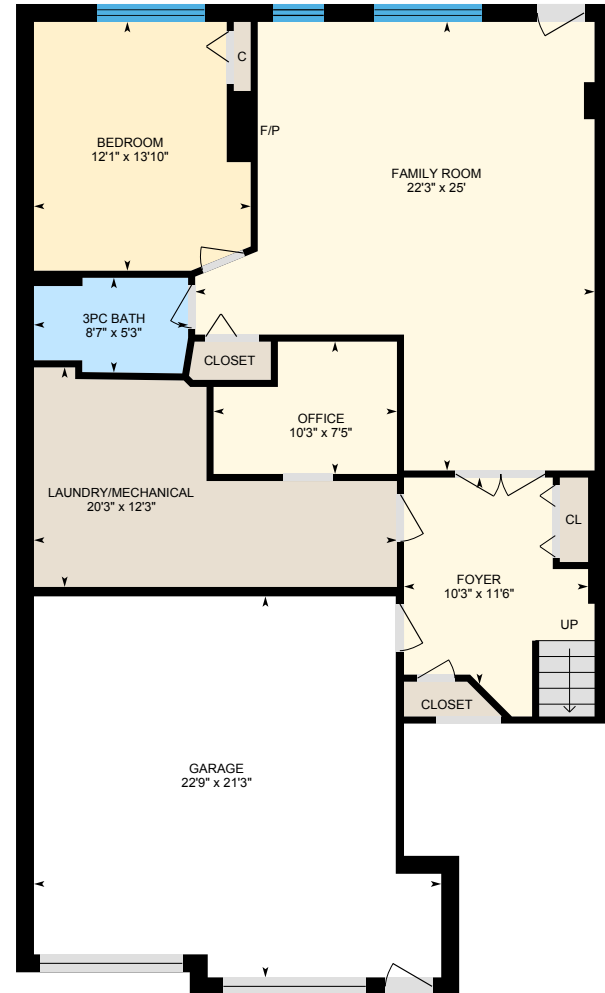
Item	Year	Details/Notes
Ecobee Thermostat	2019	
New Shingles	2021	

12 Thomas Dr, Collingwood, ON

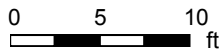
Main Building: Total Exterior Area Above Grade 3012.00 sq ft



Main Floor
Exterior Area 1761.37 sq ft



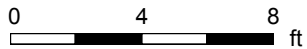
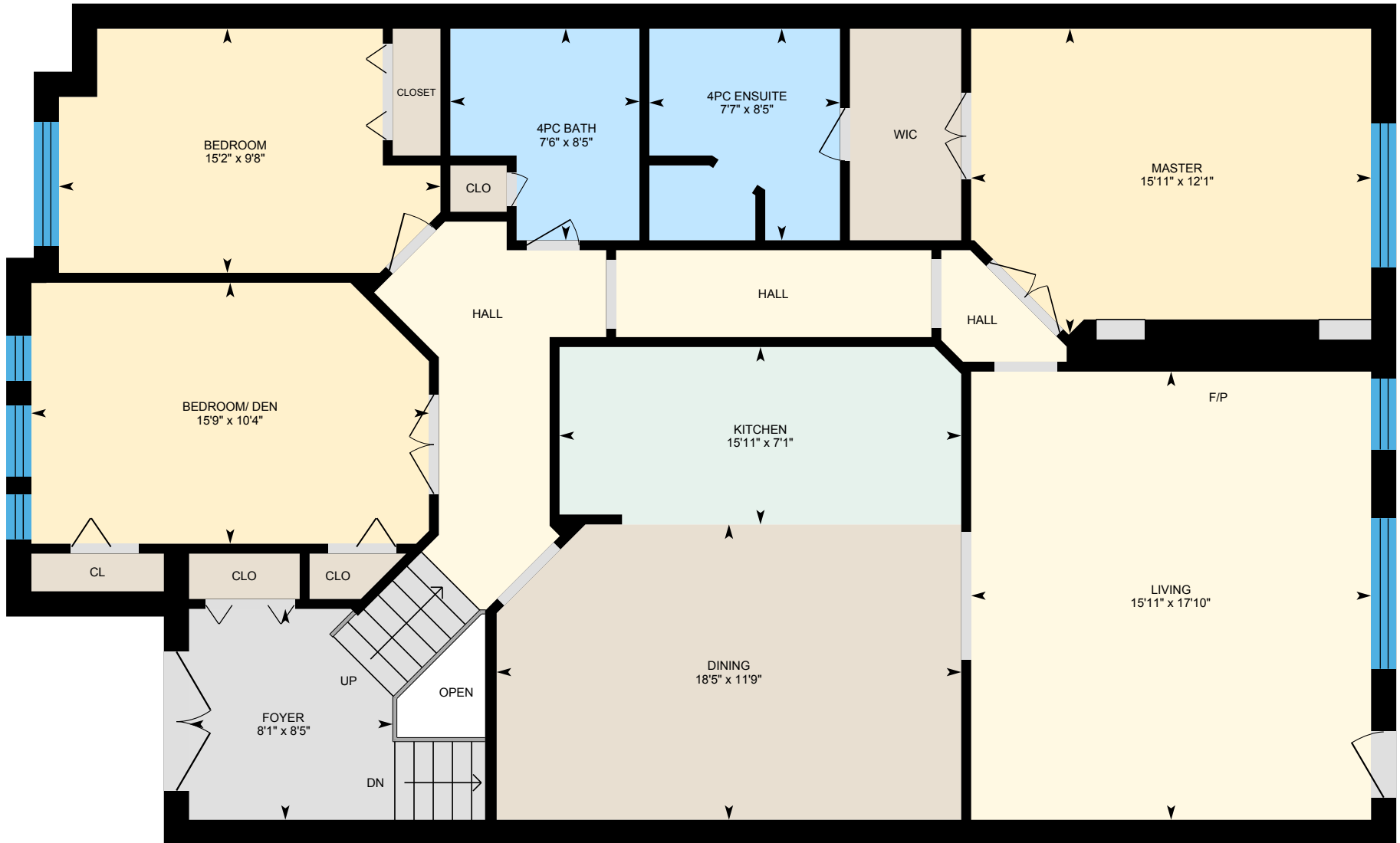
Ground Level
Exterior Area 1250.63 sq ft



PREPARED: 2020/03/09

12 Thomas Dr, Collingwood, ON

Main Floor Exterior Area 1761.37 sq ft
Interior Area 1588.03 sq ft

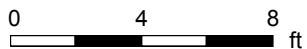
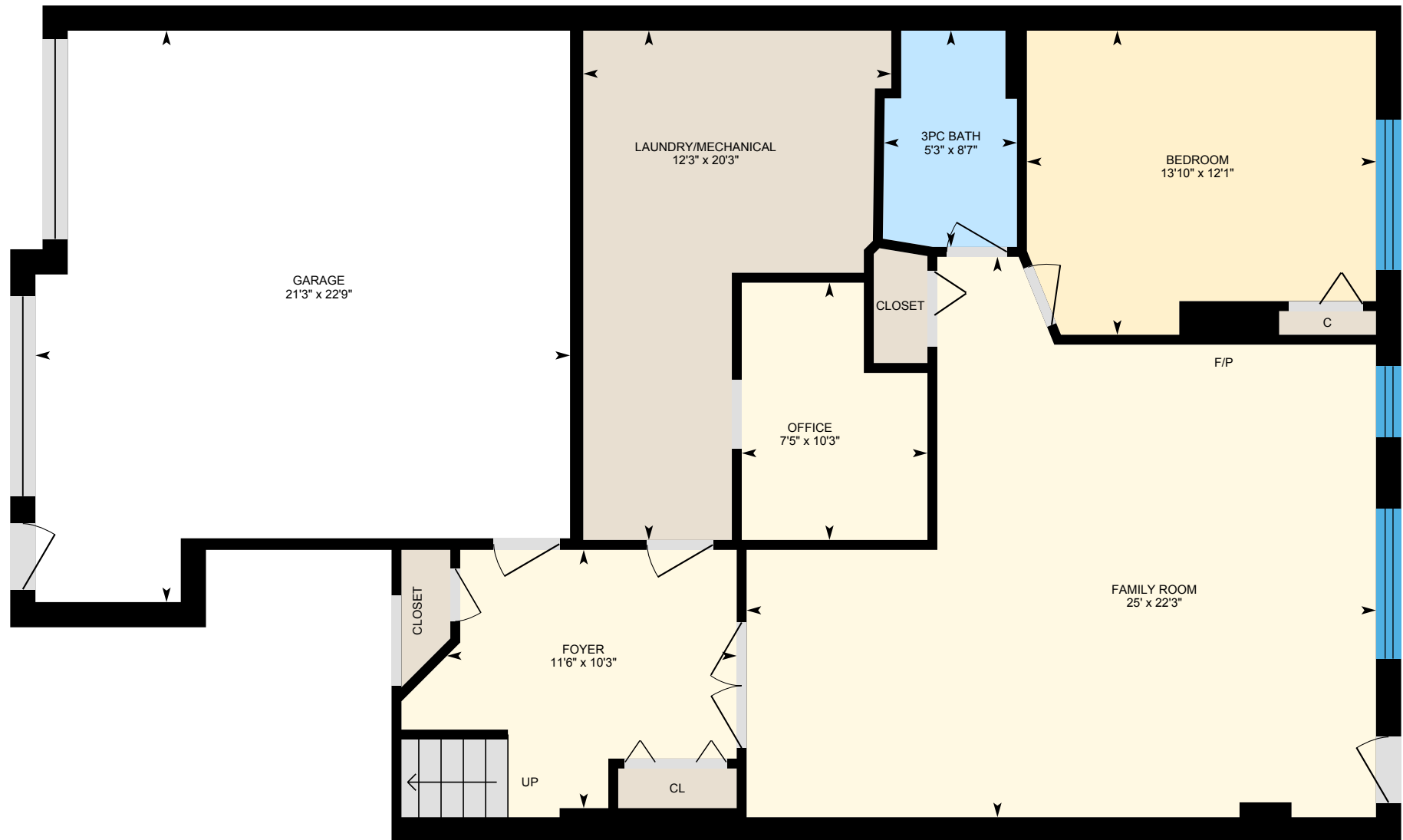


PREPARED: 2020/03/09



12 Thomas Dr, Collingwood, ON

Ground Level Exterior Area 1250.63 sq ft
Interior Area 1071.82 sq ft



PREPARED: 2020/03/09



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.

12 Thomas Dr, 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

4pc Bath: 8'5" x 7'6"
4pc Ensuite: 8'5" x 7'7"
Bedroom: 9'8" x 15'2"
Bedroom/ Den: 10'4" x 15'9"
Dining: 11'9" x 18'5"
Foyer: 8'5" x 8'1"
Kitchen: 7'1" x 15'11"
Living: 17'10" x 15'11"
Master: 12'1" x 15'11"

GROUND LEVEL

3pc Bath: 8'7" x 5'3"
Bedroom: 12'1" x 13'10"
Family Room: 22'3" x 25'
Foyer: 10'3" x 11'6"
Garage: 22'9" x 21'3"
Laundry/mechanical: 20'3" x 12'3"
Office: 10'3" x 7'5"

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: 1588.03 sq ft
Excluded Area: 11.54 sq ft
Perimeter Wall Length: 173 ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 1761.37 sq ft

GROUND LEVEL

Interior Area: 1071.82 sq ft
Excluded Area: 430.88 sq ft
Perimeter Wall Length: 179 ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 1250.63 sq ft

Total Above Grade Floor Area

Main Building Interior: 2659.85 sq ft
Main Building Excluded: 442.42 sq ft
Main Building Exterior: 3012.00 sq ft

12 Thomas Dr, 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.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. 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.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

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.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. Perimeter Wall Thickness is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. Perimeter Wall Length is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

Disclaimer

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

Weldon Roofing

Roof Workmanship Warranty & Customer Agreement

9906 Highway 26

Collingwood, ON L9Y 3Z1

705-293-1644

weldonroofing@gmail.com

Homeowner: [REDACTED]

Date of Completion: June 15/21

Address: 12 Thomas Dr

Roof project: Reroof – Owens Corning Duration shingles

Colour: Brown Wood

Weldon Roofing will warranty this roofing system against defects in workmanship for the installation of the roofing system discussed from the date of completion for a time span of 10 years.

Homeowner Responsibilities: Grass Cut/ Dog faeces cleaned, Cars removed from drive, TURN OFF AC units.

Void warranty may occur if: roof is neglected of regular maintenance, fallen trees, heavy foot traffic on the roof or abuse of other trades.

The homeowner signed below has read the foregoing roof warranty and accepts and agrees upon terms installation materials used as well as the price of [REDACTED] HST included

HST# 71143 8093

WSIB Clearance # 7458135

Deposit

Date: May 18th 2021

Owner Signature: [REDACTED]

Contractor Signature: Clive Weldon

Date: May 17, 2021



The Town of Collingwood

Box 157 - 87 Hurontario Street
Collingwood, ON L9Y 5Z5
(705) 445-1030

TAX NOTICE

Interim 2022
Mailing Date January 12, 2022

Roll No. 4331- 080-012-08298-0000

Mortgage Company	Mortgage No.
Name and Address	Municipal Address/Legal Description
[REDACTED]	12 - THOMAS DR PLAN S1M329 PT BLK 48 RP S1R36332 PARTS 2 AND 6

Assessment	
Class	Value
RTOP	\$ 400,000.00
RTOP	\$ 400,000.00

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

By Law #	Special Charges Description	Amt	Exp Year	Installments		Summary	
				Due Date	Amount		
				2/18/22	\$ 1,153.11	50% Town / Tax Levy	\$ 1,153.11
				5/00/22	\$ 1,153.00	Special Charges/Credits Paid Over Taxes/Credits	\$ 0.00
Total Special Charges		\$ 0.00				Total Amount Due	\$ 2,306.11

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	4331- 080-012-08298-0000
Name	[REDACTED]
Address	[REDACTED]
Due Date	Total Due
May 26, 2022	\$ 1,153.00

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

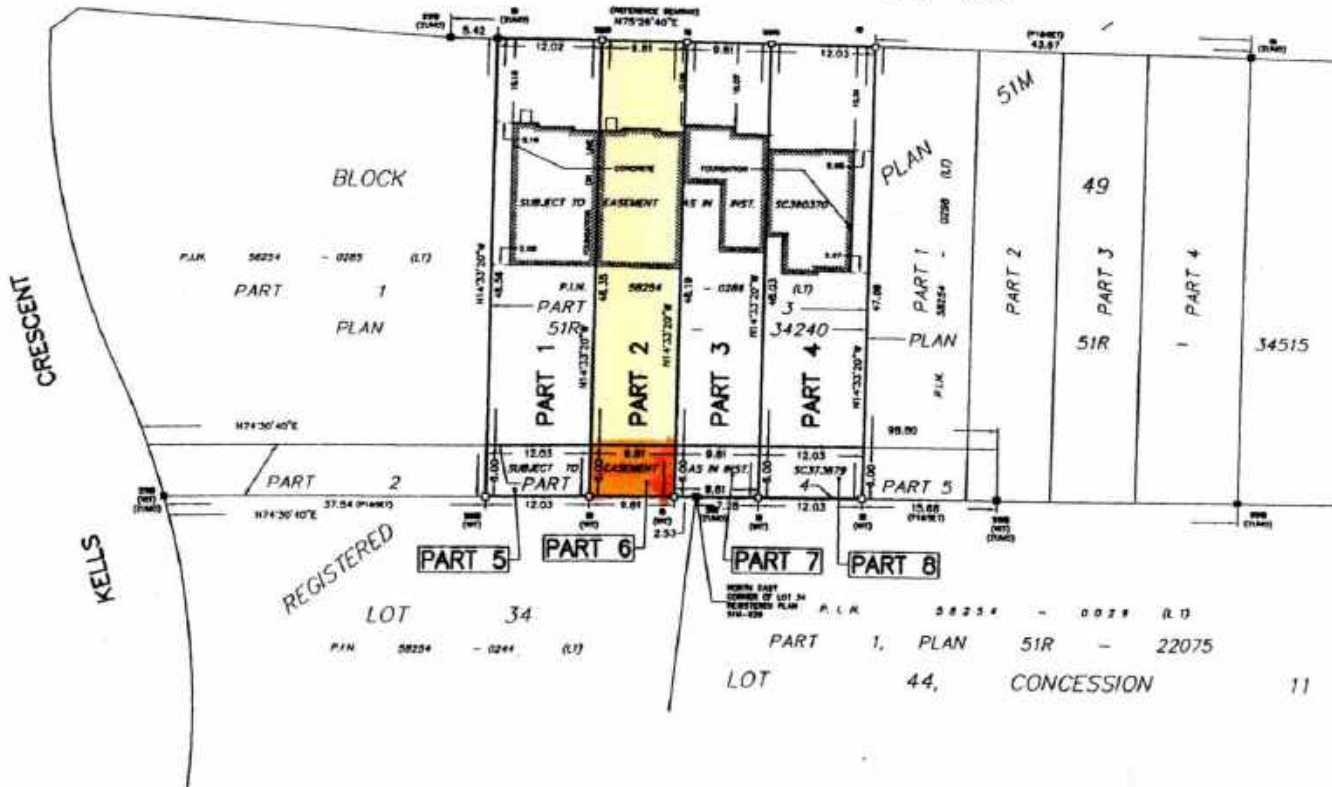
Received from:	
Roll #	4331- 080-012-08298-0000
Name	[REDACTED]
Address	[REDACTED]
Due Date	Total Due
February 18, 2022	\$ 1,153.11





THOMAS DRIVE 829

(REGISTERED PLAN 51M-829)
P.L.N. 58234 - 0284 (L1)



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT

PLAN 51R-36332
RECEIVED AND DEPOSITED

DATE: SEPTEMBER 8, 2008

DATE: 2008/09/12

P.T.R.L.
PETER T. RAKES, B.Sc., O.P., O.L.S.
ONTARIO LAND SURVEYOR

Asst. Peter.
DEPUTY LAND REGISTRAR FOR THE LAND TILES
DIVISION OF SIMCOE (No. 01)

SCHEDULE

PART	BLOCK	PLAN	P.L.N.
1			
2			
3			
4	PART OF BLOCK 49	REGISTERED PLAN 51M-829	ALL OF P.L.N. 50254-0288 (L1)
5			
6			
7			
8			

PARTS 1 TO 8 INCLUSIVE ARE SUBJECT TO AN EASEMENT FOR ENTRY AS IN SC390370
PARTS 5 TO 8 INCLUSIVE ARE SUBJECT TO AN EASEMENT IN GROSS AS IN BSEI. SC373678

PLAN OF SURVEY OF PART OF
BLOCK 49
REGISTERED PLAN 51M-829
GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

SCALE 1 : 400

CON LAND SURVEYORS INC.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 8TH DAY OF SEPTEMBER, 2008.

SEPTEMBER 8, 2008
DATE

P.T.R.L.
PETER T. RAKES, B.Sc., O.P., O.L.S.
ONTARIO LAND SURVEYOR

BEARING NOTE
BEARINGS ARE ASTROMERIC AND ARE REFERRED TO PART OF THE SOUTH-EAST CORNER OF THOMAS DRIVE AS SHOWN ON REGISTERED PLAN 51M-829, HAVING A BEARING OF N75°26'40"E.

NOTE
SHORT STANDARD IRON BARS WERE PLANTED DUE TO THE PRESENCE OF UNDERGROUND UTILITIES. (S REG.535/91, S1(4))

- LEGEND
- DENOTES FOUND SURVEY MONUMENT
 - DENOTES PLANTED SURVEY MONUMENT
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - W DENOTES WITNESS
 - (W1) DENOTES WITNESS
 - (ZUMO) DENOTES ZUBEC, EMQ, PATTEN & THOMSEN LTD.
 - (P1) DENOTES PLAN 51R-34515

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

CDN
LAND SURVEYORS INC.

Ontario Land Surveyors
89 BIG BAY POINT ROAD
BARRIE, ONTARIO L4N 6M5 (705) 722-3545
E-MAIL: MAIL@CDNLANDSURVEYORS.COM

DRAWN BY: HFD CHECK BY: PTR FILE No 832693