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|---|--|--------------|------------------------|
| TOTALLY RENOVATED LUXURY MARINER HAVEN | | | |
| Price: | \$1,999,900 | MLS# #: | 1716796 |
| Status: | Active | PIN #: | 594080012 |
| | | Roll #: | 433104000212320 |
| Legal Descr.: | UNT 12 LEVEL 1 SCP 408 & ITS APPURTENANT INTEREST AS IN SC1196133 | | |
| Address: | 20 MARINERS HAVEN | | |
| City: | COLLINGWOOD, L9Y 5B5 | | |
| Side of Road: | East | | |
| Elem Schl: | MTN VIEW/ST MARY'S | Sec. School: | CCI/JEAN VANIER |
| PKA: | MARINERS HAVEN | | |
| Lot Dimension/Acreage: | CONDO | Major Area: | SG |
| Road Access: | Yes | District: | CO |
| SQ.FT. above: | 2,680 | Sub-Dist: | CW |
| Total SqFt Finished: | 3,700 | Zoning: | RES |
| Contact Exp. Permitted: | N | Occupancy: | Owner |
| List.Date: | 25-JUL-2017 | Possession: | TBA |

Directions Hwy 26 west of Collingwood, right on Mariners Haven Rd to 20 Mariners haven
Show.Instr. listing salesperson to be present for all showings

| | | | | | |
|----------------|--|---------------------|--|----------------------|---|
| Type: | Condominiums | Heating/Mechanical: | Geothermal | Foundation: | Concrete |
| Style: | 2 Storey | Garage Type: | Attached, Built-In, Double | Basement: | Fully Finished |
| Title to Land: | Condominium Act | Water: | Municipal | Interior Features: | Built-In Appliances, Ensuite, Fireplace(s), In-law Capability, Main Floor Family Room, Skylights |
| Property Size: | 3.0 - 9.99 Acres | Sewer: | Municipal | Roof: | Asphalt Shingle |
| Land Features: | Landscaped, Water Access Rights, Water View | Utilities/Services: | Bus Service, Cable, Cell Service, Electricity, Internet-high speed, Natural gas, Street Lights, Telephone | Flooring: | Ceramic Tile, Wood |
| Exterior: | Wood | Rental Equipm.: | Water Heater | Waterfront Features: | Deeded Water Access, Waterfront (Deeded) |
| | | Lease-To-Own Equip: | None | Shoreline: | Deep |
| | | Driveway: | Double, Paved | Accessory Buildings: | None |
| | | | | Access: | Highway Access, Private Docking, Year Round Municipal Road |

Ext. Features: **Deck**
 Easements/Restrictions: **None**

Inclusions Dishwasher, Dock, Dryer, Garage Door Opener(s), Garbage Disposal, Microwave, Refrigerator, Stove, Washer, Window Coverings, Other / 2nd dishwasher
Exclusions None
REALTOR® Remarks Spectacular fully renovated to new condition waterfront in prestigious Mariner's Haven. Magnificent water views. Private boat dock. New washed and distressed, white oak hardwood floors. Kitchen features oversized caesarstone countertop and three magnificent LED jewel chandeliers that are lit from both the bottom and top. Marble mosaic backsplash adds depth and elegance. Kitchen features top of the line stainless steel appliances. Master suite complete with custom dressing room/closet and sitting area. Designed finishing by dove tail. Floor to ceiling fireplace. Basement finished with games room, full bath, 2 spacious bedrooms 0

Price Changes

| | | | | | |
|----------------------|---------------|-----------|-------------|------------------|--|
| Bedrooms: | 2+2 | Sign: | No | Waterfront: | Yes Body of Water Type: LAKE |
| Bathrooms: | 3 \ 1 | Lockbox: | None | Waterfront Name: | MARINERS HAVEN |
| Rental Income: | NO | SPIS: | No | SRA: | N/A |
| Construction Status: | Exists | Survey: | No | Water Frontage: | |
| | | Yr.Built: | 1985 | | |
| | | Garage: | Yes | | |

| Floor | Room | Size | Floor | Room | Size |
|------------|----------------------|------------------------|-----------|----------------------|-----------------------|
| MAIN FLOOR | LIV/DIN COMBINATION | 30 X 34' (+KIT) | 2ND FLOOR | BEDROOM | 16 X 1'3.6' |
| MAIN FLOOR | FOYER | 7 X 7' (FRONT) | 2ND FLOOR | ENSUITE (2 to 6 pcs) | 4 PC |
| MAIN FLOOR | DEN/OFFICE | 14 X 13' | BASEMENT | BATH (# pieces 1-6) | 5 PC |
| MAIN FLOOR | BATH (# pieces 1-6) | 2 PC | BASEMENT | BEDROOM | 13.5 X 11.9' |
| 2ND FLOOR | LAUNDRY | 11 X 10' | BASEMENT | BEDROOM | 13 X 11' |
| 2ND FLOOR | MASTER BEDROOM | 26.5 X 14' | BASEMENT | FAMILY ROOM | 13 X 14' |
| 2ND FLOOR | OTHER | 11 X 15' (DRESSING RM) | BASEMENT | OTHER | 19 X 18' (POOL/GAMES) |
| 2ND FLOOR | ENSUITE (2 to 6 pcs) | 5 PX | | | |

Full Assessed Value: **\$995000** Phased Assessment: **\$935000 (2017)** Additional Charges/Fees: **NO**
 Taxes: **\$11,368 (2016)** Improvement / Capital Chgs: **NO**

Condo Fee: **1757** Condo Fee Year: **2017** Condo Property Manager: **ELITE PROPERTY MANAGEMENT**

Seller Name: **ROY E. JOHNSON & WINNIFRED JOHNSON**

Listing Office: **RE/MAX four seasons realty limited, Brokerage 705 445-9500 (FAX: 705 445-4574)** Listing Agent: **JEAN ROWE 705-444-4035 jean.rowe@rogers.com**

Escape Clause: **2% plus tax**

All data is subject to Errors, Omissions or revisions and is not warranted. (28-JUL-2017 09:30 EDT)