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|---|-----------------------------------|
| Price: \$349,900 | MLS® #: 20102352 |
| Status: Active | PID #: |
| | Roll #: 433108000552600000 |
| Legal Descr.: PT LT 39 CON E NOTTAWASAGA AS IN RO1333386 | |
| Address: 13 CHERRY ST | |
| City: COLLINGWOOD, L9Y 3Z2 | |
| Side of Road: North | |
| PKA / Body of Water: /GEORGIAN BAY | |
| Elem Schl: COLLINGWOOD | |
| Sec. School: COLLINGWOOD | |
| Lot Size: 52 X 255 X 276 X 78' | District: CO |
| Water Frontage: 52.00 | Sub-Dist: CE |
| SQ.FT. above: 1,400 | Zoning: SR(391) |
| Total Finished SqFt: 1400 | Occupancy: Owner |
| List.Date: 03-MAY-2010 | Possession: IMMED |
| | Exp.Date: 30-AUG-2010 |

Directions Hwy 26 east of Collingwood to King St to Cherry St
Show.Instr.

| | | |
|---------------------------------------|---|--|
| Type: Single Family | HVAC: Natural Gas, Forced Air | Exterior: Wood |
| Style: Bungalow - Ranch | Garage Type: Detached, Single | Driveway: (Other) Remarks |
| Title to Land: Freehold | Water: Well | Found/Basement: Block, Crawl |
| Property Size: Under 0.5 Acres | Sewer: Septic | Features: Main Floor Laundry, Main Floor Family Room, Main Floor Master |
| Land Features: Cleared, View | Services: Electricity, Telephone, Cable, Natural gas, Garbage, High Speed Internet | Roof: Asphalt Shingle |
| WF Features: Waterfront | Rental Equipm.: None | Flooring: Carpet, Cushion/Tile/Lino |

Easement/Restrict.: **Conservation Regs**

Inclusions dishwasher,fridge,stove,waher,dryer,window coverings
Exclusions none
Remarks Collingwood waterfront cottage. Ready to move in this summer & enjoy Georgian Bay from this 1400 sq. ft. 3 bedroom winterized cottage. Family room addition has ping pong table with view to the water. Separate detached garage perfect for storing all your summer kayaks, canoes & garden equipment. Furnishings are negotiable. Easy to show.www.propertiesofbluemountain.com
Price Changes

| | | | |
|---------------------------------|---------------------|-------------------|--------------------------------------|
| Bedrooms: 3 | Sign: Yes | UFFI: NO | Add.Mo/Yr Fee: NO |
| Bathrooms: 1 \ 0 | Lockbox: Yes | SPIS: No | Garage: Yes Property Manager: |
| Rental Income: POTENTIAL | Road: Public | Survey: No | Waterfront: Yes |
| Yr.Built: 0 | | | |

| Floor | Room | Size | Floor | Room | Size |
|------------|-------------|----------|------------|---------------------|----------|
| MAIN FLOOR | LIVING ROOM | 13 X 19' | MAIN FLOOR | MASTER BEDROOM | 10 X 20' |
| MAIN FLOOR | KITCHEN | 8 X 13' | MAIN FLOOR | REC ROOM | 12 X 16' |
| MAIN FLOOR | DINING ROOM | 10 X 13' | MAIN FLOOR | FOYER | 6 X 10' |
| MAIN FLOOR | BEDROOM | 10 X 13' | MAIN FLOOR | BATH (# pieces 1-6) | 4 PC |
| MAIN FLOOR | BEDROOM | 9' X 10' | | | |

Assessment: **\$** Taxes: **\$3744 (2010)**

Condo Fee: Condo Corp Year End: Mobile/Leased Land F:

Seller Name: **BRADLEY CRAWFORD** Home Tel.: Bus.Tel.:

Listing Office: **CENTURY 21 Offord Realty Ltd., Brokerage (Thornbury) 519 599-3300** Listing Agent: **SUSAN M. BOADWAY - sue.marilyn@propertiesofbluemountain.com**
 Listing Agent: **MARILYN DOUGLAS - sue.marilyn@propertiesofbluemountain.com**

SP: **2.5% + tax**

All data is subject to Errors, Omissions or revisions and is not warranted. (30-JUN-2010 14:14 EDT)