



Price: \$1,195,000	MLS® #: 20102789
Status: Active	
Address: 121 GEORGIAN MANOR DR	
City: COLLINGWOOD, L9Y 3Z1	
Side of Road: North	
PKA / Body of Water: /GEORGIAN BAY	
Elem Schl: CONNAUGHT	
Sec. School: CCI/VANIER	
Lot Size: 3.2 (+/-)	District: CO
Water Frontage: 1000.00	Sub-Dist: CE
SQ.FT. above: 1,050	Zoning: RES
Total Finished SqFt: 1050	
Possession: TBA	

Overview Collingwood's Historic Batteaux Point Estate. This 3.2 acre Estate has over 600 ft of frontage & incl ample dev't land w/municipal water & other utilities for your home. Landscaped lawns, a cedar grove, walking trails, natural wetlands & over 1000 ft of Georgian Bay water & riverfront w/direct boat access to the Bay. Rustic "Batteaux Point Cottage" blt more than a half century ago as one of Collingwood's first waterfront cottages remains on the estate together with a sep sauna bldg & deck & a small bunky. Cottage fully functional for your all-season use & enjoyment while you plan your new waterfront home. A unique once-in-a-lifetime opportunity.

Directions Hwy 26 to Lakeview to Georgian Manor Dr

Type: Single Family	HVAC: Electric, Forced Air	Exterior: Log
Style: Bungalow - Ranch	Garage Type: Attached, Single, Inside Entry	Driveway: Gravel, Private
Title to Land: Freehold	Water: Municipal	Found/Basement: Block, Crawl
Property Size: 3.0 - 9.99 Acres	Sewer: Septic	Features: Deck/Patio, Fireplace(s)/Woodstove
Land Features: Landscaped, Wooded/Treed, View	Services: Electricity, Telephone, Cable, Natural gas, Garbage, High Speed Internet	Roof: Asphalt Shingle
WF Features: Waterfront	Rental Equipm.: Water Heater	Flooring: Carpet, Cushion/Tile/Lino

Easement/Restrict.: **Environ. Protected**

Inclusions dishwasher, fridge, stove

Exclusions

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	16 X 22'	MAIN FLOOR	BEDROOM	8 X 11'
MAIN FLOOR	LIV/DIN COMBINATION	10 X 10'	MAIN FLOOR	STORAGE	11 X 12'
MAIN FLOOR	BEDROOM	8 X 10'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	BEDROOM	9 X 10'			

Assessment: **\$** Taxes: **\$6037 (2009)**

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

Listing Office: **RE/MAX Four Seasons Realty Ltd., Brokerage** Listing Office:



Compliments of: **JEAN ROWE, Sales Person: 705-444-4035**
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 Company Name: **RE/MAX FOUR SEASONS REALTY LTD., BROKERAGE: 705-445-8500**



All data is subject to Errors, Omissions or revisions and is not warranted. (20-MAY-2010 11:01 EDT)