



Price:	\$1,200,000	MLS® #:	20103247
Status:	Active		
Address:	2470 10 NOTTAWASAGA CON N		
City:	CLEARVIEW, L9Y 3Y9		
Side of Road:	West		
PKA / Body of Water:	/GEORGIAN BAY		
Elem Schl:	NOTTAWA		
Sec. School:	CCI/VANIER		
Lot Size:	7 ACRES (220' X 800')	District:	CL
Water Frontage:		Sub-Dist:	NT
SQ.FT. above:	3,000	Zoning:	RES
Total Finished SqFt:	3000		
Possession:	TBA		

Overview Private 7 acre Estate close to Oslerbrook Golf Club. Builders custom residence. Approx 3000 sq ft Cape Cod with front porch. Traditional flr plan, eat-in kitchen. All kitchen counters are granite. All bathrm vanity granite tops. Sep din rm, lrg fam rm off kit w/fireplace. Lrg liv rm w/fireplace. office/den on main flr. Master bdrm w/2 sinks, walk-in shower. Heated inground pool, hot tub, BBQ deck area. Pond w/waterfall. Outdoor lighting grounds are awesome!! 5 min to downtown Collingwood. Very unique 7 acre estate. Full unfin bsmt. Land survey only.

Directions West side 10th Line just before Nottawa SR 36/37

Type:	Single Family	HVAC:	Propane, Hot Water, Air Conditioning	Exterior:	Alum/Vinyl
Style:	2 Storey	Garage Type:	Attached, Inside Entry	Driveway:	Paved, Double
Title to Land:	Freehold	Water:	Well, Drilled	Found/Basement:	Block, Full, Unfinished
Property Size:	Under 0.5 Acres	Sewer:	Septic	Features:	Deck/Patio, Central Air, Central Vacuum, Alarm System, Ensuite, Main Floor Family Room
Land Features:	Landscaped, Stream/Pond/River/Creek, Wooded/Treed	Services:	Electricity, Telephone, Garbage	Roof:	Asphalt Shingle
WF Features:		Rental Equipm.:	None	Flooring:	Carpet, Wood

Easement/Restrict.: **Other**

Inclusions dishwasher, fridge, stove, washer, dryer, central vac, air conditioner, window coverings, pool equip` t, water softener, water purifier, hot tub, garage door opener

Exclusions none

Bedrooms:	3	Sign:	Yes	UFFI:	NO	Add. Mo/Yr Fee:	NO
Bathrooms:	2 \ 1	Lockbox:	Yes	SPIS:	No	Garage:	Yes Property Manager:
Rental Income:	NO	Road:	Public	Survey:	No	Waterfront:	No
Yr. Built:	1994						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FAMILY ROOM	14 X 22'	2ND FLOOR	BEDROOM	15 X 14'
MAIN FLOOR	LIVING ROOM	15 X 20'	2ND FLOOR	MASTER BEDROOM	15 X 22'
MAIN FLOOR	KITCHEN	15 X 20'	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	DINING ROOM	15 X 12'	2ND FLOOR	BATH (# pieces 1-6)	5 PC
MAIN FLOOR	DEN/OFFICE	15 X 12'	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	15 X 14'			

Assessment: **\$** Taxes: **\$5300 (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**
 E-mail: jean.rowe@rogers.com
 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. (12-JUN-2010 06:09 EDT)