



Price: \$299,900	MLS® #: 20103745
Status: Active	
Address: 16 RAGLAN ST # 106	
City: COLLINGWOOD, L9Y 4Y2	
Side of Road: East	
PKA / Body of Water: SUNSET COVER/GEORGIAN BAY	
Elem Schl: CONNAUGHT	
Sec. School: CCI/VANIER	
Lot Size: CONDO	District: CO
Water Frontage:	Sub-Dist: CC
SQ.FT. above: 1,465	Zoning: R76
Total Finished SqFt: 1465	
Possession: TBA	

Overview Monterey (1465 sf) waterfront living at tis finest.Hardwood flrs thruout. Updated bathrm,walk-in closet,ensuite,extra spaciosu mstr bdrm.Walk-out to huge patio area w/ground level entry.Walk downtown,Georgian Trail,Sunset Point.Enjoy private swim pool,sandy beach area,private BBQ & relax in the Muskoka chairs by the water.Only 2 models available in bldg like this one.Open concept.Condo fees incl water,sewer,outside park space,underground pkg.Hydro \$65,gas \$56/mo.

Directions Pretty River Pkwy to Raglan St to Sunset Point

Type: Condominiums	HVAC: Electric, Natural Gas	Exterior: Brick
Style: Apartment	Garage Type: Heated, Underground	Driveway: Paved, Interlocking
Title to Land: Condominium Act	Water: Municipal	Found/Basement: Concrete, None
Property Size: 1.0 -2.99 Acres	Sewer: Municipal	Features: In-Ground Pool, Ensuite, Main Floor Laundry
Land Features: Landscaped, View	Services: Electricity, Telephone, Cable, Natural gas, Garbage, High Speed Internet	Roof: Metal, Tar & Gravel
WF Features: Waterfront	Rental Equipm.: Water Heater, Furnace	Flooring: Wood, Ceramic/Marble

Easement/Restrict.:

Inclusions dishwasher,stove,microwave,dryer>window coverings
Exclusions kitchen fridge,washer

Bedrooms: 2	Sign: No	UFFI: NO	Add.Mo/Yr Fee: NO
Bathrooms: 2 \	Lockbox: No	SPIS: No	Garage: Yes Property Manager: PROGUARD
Rental Income: NO	Road: Public	Survey: No	Waterfront: Yes
Yr.Built: 0			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	21.8 X 18.8'	MAIN FLOOR	MASTER BEDROOM	11.2 X 21'
MAIN FLOOR	KITCHEN	8.2 X 9.4'	MAIN FLOOR	STORAGE	8 X 11.6'
MAIN FLOOR	DINING ROOM	8.6 X 13.9'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	BEDROOM	14.3 X 10.8'	MAIN FLOOR	ENSUITE (2 to 6 pcs)	3 PC

Assessment: **\$** Taxes: **\$3500 (2009)**

Condo Fee: **616** Condo Corp Year End: **JUNE 30** 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. (15-JUL-2010 13:29 EDT)