



Price:	<b>\$1,075,000</b>	MLS® #:	<b>20120110</b>
Status:	<b>Active</b>		
Address:	<b>9 EVERGREEN RD</b>		
City:	<b>COLLINGWOOD, L9Y 5A8</b>		
Side of Road:	<b>South</b>		
PKA / Body of Water:	<b>EVERGREEN ESTATES/GEORGIAN BAY</b>		
Elem Schl:	<b>MTN VIEW</b>		
Sec. School:	<b>CCI/VANIER</b>		
Lot Size:	<b>149.28 X 178.18` X IRREG</b>	District:	<b>CO</b>
Water Frontage:		Sub-Dist:	<b>CW</b>
SQ.FT. above:	<b>2,700</b>	Zoning:	<b>RES</b>
Total Finished SqFt:	<b>4700</b>		
Possession:	<b>TBA</b>		

**Overview** Custom designed and built in 2004 on just over 1 acre, professionally landscaped by Landmark Design. Centrally located to all area amenities, golf, skiing, Georgian Trail. Oversized front entrance walkway and coloured stone landing area. Great room features open concept hardwood floors, full floor-to-ceiling stone gas fireplace. Surround sound, serving kitchen, great room & sun room, outdoor area. Enjoy sun room featuring large bay windows, sliding doors to 2-tiered deck. Lower level open concept entertainment area, full oak wet bar (draft beer machine included). Woodworker's dream. Listing Salesperson to be present at all showings.

**Directions** Mountain Rd to Evergreen Rd

Type:	<b>Single Family</b>	HVAC:	<b>Natural Gas, Radiant, Air Conditioning</b>	Exterior:	<b>Stone, Stucco</b>
Style:	<b>Bungalow - Raised</b>	Garage Type:	<b>Attached, Triple, Inside Entry</b>	Driveway:	<b>Paved, Double, Private</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Municipal</b>	Found/Basement:	<b>Concrete, Full, Fully Finished</b>
Property Size:	<b>1.0 -2.99 Acres</b>	Sewer:	<b>Septic</b>	Features:	<b>Deck/Patio, Central Air, Central Vacuum, Air Exchanger, Alarm System, Whirlpool Tub, Ensuite, Main Floor Laundry, Main Floor Family Room, Gas Fireplace, Inground Sprinklers, Main Floor Master</b>
Land Features:	<b>Landscaped, Greenbelt, Wooded/Treed</b>	Services:	<b>Electricity, Telephone, Cable, Natural gas, Garbage, High Speed Internet</b>	Roof:	<b>Asphalt Shingle</b>
WF Features:		Rental Equipm.:	<b>Water Heater</b>	Flooring:	<b>Cushion/Tile/Lino, Wood</b>

Easement/Restrict.: **Sub.Div. Covenants**

**Inclusions** dishwasher, fridge, stove, washer, dryer, central vac, air conditioner, window coverings, storage shed, garage door opener  
**Exclusions** pool table, pool table light, billiards equip't, dart board doors, bar stools, coat hangers in green bdrm

Bedrooms:	<b>3+2</b>	Sign:	<b>Yes</b>	UFFI:	<b>NO</b>	Add.Mo/Yr Fee:	<b>NO</b>
Bathrooms:	<b>3 \ 1</b>	Lockbox:	<b>No</b>	SPIS:	<b>No</b>	Garage:	<b>Yes</b> Property Manager:
Rental Income:	<b>POTENTIAL</b>	Road:	<b>Public</b>	Survey:	<b>No</b>	Waterfront:	<b>No</b>
Yr. Built:	<b>2004</b>						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	15.4 X 12'	MAIN FLOOR	MASTER BEDROOM	15.4 X 15.8'
MAIN FLOOR	DINING NOOK	15 X 13.1'	MAIN FLOOR	GREAT ROOM	12.6 X 16.5'
MAIN FLOOR	DINING ROOM	13.1 X 16'	MAIN FLOOR	LAUNDRY	7.4 X 9'
MAIN FLOOR	DEN/OFFICE	12.5 X 9.5'	LOWER LEVEL	REC ROOM	17.3 X 28.4'
MAIN FLOOR	BEDROOM	12.2 X 10.10'	MAIN FLOOR	OTHER	8.9 X 5' (PANTRY)
MAIN FLOOR	BEDROOM	11 X 12.4'	LOWER LEVEL	OTHER	9.5 X 12.3' (GYM)
LOWER LEVEL	BEDROOM	14.6 X 12.3'	LOWER LEVEL	BEDROOM	9 X 12.4'

Assessment: \$ Taxes: **\$8500 (2011)**

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](mailto: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. (7-JAN-2012 08:11 EST)