



Price: <b>\$169,900</b>	MLS® #: <b>20093167</b>
Status: <b>Active</b>	
Address: <b>509 OXBOW CRES</b> City: <b>COLLINGWOOD, L9Y 5B4</b> Side of Road: <b>South</b> PKA / Body of Water: <b>/GEORGIAN BAY</b>	
Elem Schl: <b>MTN VIEW/ST MARY'S</b> Sec. School: <b>CCI/JEAN VANIER</b>	
Lot Size: <b>CONDO</b> Water Frontage: SQ.FT. above: <b>1,378</b> Total Finished SqFt: <b>1378</b>	District: <b>CO</b> Sub-Dist: <b>CW</b> Zoning: <b>RES 6</b>
Possession: <b>60 DAYS</b>	



**Overview** Delightful setting with private patio & deck. Traditional 3 bdrm, 2 bathrm unit. Neat, clean & tidy. Get set for the ski season or move in & call it "Home".  
**Directions** Hwy 26 West from Collingwood, south on Keith Ave, west on Dawson Dr, south on Oxbow

Type: <b>Condominiums</b>	HVAC: <b>Electric, Natural Gas, Baseboard</b>	Exterior: <b>Alum/Vinyl</b>
Style: <b>Townhouse, 2 Storey</b>	Garage Type: <b>None</b>	Driveway: <b>Paved</b>
Title to Land: <b>Freehold/Condominium Act</b>	Water: <b>Municipal</b>	Found/Basement: <b>Slab, None, Walkout</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Parkland/Golf Course, Ensuite, Main Floor Laundry, Gas Fireplace</b>
Land Features: <b>Landscaped, Wooded/Treed</b>	Services: <b>Electricity, Telephone, Bus Service, Natural gas, Garbage</b>	Roof: <b>Asphalt Shingle</b>
WF Features:	Rental Equipm.: <b>Water Heater</b>	Flooring: <b>Carpet, Cushion/Tile/Lino, Ceramic/Marble</b>

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

**Inclusions** dishwasher, fridge, stove, microwave, washer, dryer, window coverings, satellite dish, storage shed  
**Exclusions** none

Bedrooms: <b>3</b>	Sign: <b>No</b>	UFFI: <b>UNKNOWN</b>	Add.Mo/Yr Fee: <b>NO</b>
Bathrooms: <b>2 \</b>	Lockbox: <b>Yes</b>	SPIS: <b>No</b>	Garage: <b>No</b>
Rental Income: <b>POTENTIAL</b>	Road: <b>Public</b>	Survey: <b>No</b>	Property Manager: <b>E &amp; H PROPERTY MGMT</b>
Yr.Built: <b>0</b>			Waterfront: <b>No</b>

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIV/DIN COMBINATION	19 X 22'	2ND FLOOR	MASTER BEDROOM	14 X 13.5'
MAIN FLOOR	KITCHEN	10.5 X 14'	MAIN FLOOR	STORAGE	13 X 6'
2ND FLOOR	BEDROOM	12 X 10.5'	2ND FLOOR	ENSUITE (2 to 6 pcs)	4 PC
2ND FLOOR	BEDROOM	12.3 X 8'	2ND FLOOR	BATH (# pieces 1-6)	4 PC

Assessment: **\$** Taxes: **\$2810 (2009)**

Condo Fee: **270** Mobile/Leased Land F:

Listing Office: **Royal LePage All Real Estate Services Ltd., Brokerage** Listing Office:



Compliments of: **KAREN WILLISON, Sales Person: 705-888-0075**  
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 Company Name: **ROYAL LEPAGE ALL REAL ESTATE SERVICES LTD., BROKERAGE: 705-445-5520**



All data is subject to Errors, Omissions or revisions and is not warranted. (7-JUL-2009 08:51 EDT)