



Price: <b>\$230,000</b>	MLS® #: <b>20095400</b>
Status: <b>Active</b>	
Address: <b>571 OXBOW CRES</b> City: <b>COLLINGWOOD, L9Y 5B4</b> Side of Road: <b>South</b> PKA / Body of Water: <b>CRANBERRY</b>	
Elem Schl: <b>MTN VIEW/ST MARY'S</b> Sec. School: <b>C/CI/JEAN VANIER</b>	
Lot Size: <b>CONDO</b> Water Frontage: SQ.FT. above: <b>1,854</b> Total Finished SqFt: <b>1854</b>	District: <b>CO</b> Sub-Dist: <b>CW</b> Zoning: <b>RES</b>
Possession: <b>TBD</b>	



**Overview** Location,location! Original owner's 1800+sqft end unit with direct views of 18th fairway, the mountain & sunsets with no extra charge for golf balls. Back interlock patio is approx 23x6' and second floor has a wonderful deck off the master. Lots of storage in this unit; 1 outdoor closet, a cedar closet 8x3'6" and front closet with hidden extra under-stairway storage with hot water tank. Laundry has been moved to main floor powder room & original hook ups still remain upstairs. Central vac is 'roughed in'. Lots of upgrading all ready done and ready for updating: Nat.gas f/place was installed in 07, roof 08, windows replaced 08, sliding door 09, exeterios vinyl siding, ductless a/c 08, direct connect nat.gas for bbq on back patio. It is time for a new family to enjoy this unit & make it Home. Call for your private viewing. All assessments have been paid in full.

**Directions** Hwy 26 West from Collingwood,left on Cranberry,right on Dawson Dr., left on Oxbow Cres.

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</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Parkland/Golf Course, Deck/Patio, Central Vacuum, Ensuite, Main Floor Laundry, Main Floor Family Room, Gas Fireplace, Inground Sprinklers, Furnished</b>
Land Features: <b>Cleared, Landscaped, Level, View</b>	Services: <b>Electricity, Telephone, Cable, Bus Service, Garbage, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
WF Features:	Rental Equipm.: <b>Water Heater</b>	Flooring: <b>Carpet, Ceramic/Marble</b>

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

**Inclusions** dishwasher,fridge,stove,microwae,washer,dryer,air conditioner>window coverings,satellite dish  
**Exclusions**

Bedrooms: <b>4</b>	Sign: <b>No</b>	UFFI: <b>NO</b>	Add.Mo/Yr Fee: <b>YES</b>
Bathrooms: <b>2 1 1</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	23'9 X 19'	2ND FLOOR	MASTER BEDROOM	14'5 X 13'6
MAIN FLOOR	KITCHEN	11'6 X 11'	MAIN FLOOR	STORAGE	8'10 X 3'6
2ND FLOOR	BEDROOM	10'4 X 9'6	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
2ND FLOOR	BEDROOM	10'6 X 12'6	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	13'6 X 9'6	2ND FLOOR	ENSUITE (2 to 6 pcs)	4 PC

Assessment: **\$** Taxes: **\$3187 (2009)**

Condo Fee: **294** Condo Corp Year End: 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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Website: <http://www.homesofcollingwood.com>  
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. (4-JAN-2010 13:29 EST)