

## 40 Cranberry Surf, Collingwood

**NEW** FOR SALE **\$1,200,000**

Collingwood, Collingwood, Simcoe, Ontario L9Y  
5C4

TAXES \$4,508 (2024)

S12149585

Condo Townhouse 2-Storey

3	3	10	2	1600-1799	33
BEDS	BATHS	ROOMS	TOT PRK SPCS	SQFT	DOM



### CLIENT REMARKS

Experience waterfront living at Cranberry Surf, one of Collingwood's most sought-after lifestyle communities. This beautifully renovated townhome offers breathtaking, unobstructed views of Georgian Bay, showcasing the iconic Nottawasaga Lighthouse, the ski hills of Blue Mountain, and stunning sunsets from your living room and all three bedrooms. Designed for effortless luxury, this home boasts an open-concept layout with the primary bedroom conveniently located on the main level. The inviting foyer welcomes you with ample storage, a stylish 2-piece powder room, and direct access from lower landing to private garage. The main living space is bathed in natural light, featuring sleek vinyl plank flooring, crown moulding, and a private balcony overlooking the bay. The chef's kitchen is a masterpiece of design, complete with custom cabinetry, quartz countertops, and premium stainless-steel appliances. The primary suite is a serene retreat with its own walkout balcony, a spacious walk-in closet, and a 4-piece ensuite with a custom glass shower and double vanity. The lower level offers two additional well-appointed bedrooms, including a guest suite with a walkout to a covered patio. The semi-ensuite bathroom exudes elegance, featuring heated flooring for year-round comfort. A full laundry/utility room and an expansive crawl space provide ample storage solutions. Situated directly on Collingwood's waterfront trail system, this home offers unparalleled access to outdoor recreation. Enjoy a four-season lifestyle, just minutes from downtown boutiques, gourmet dining, golf courses, and world-class ski clubs. As a resident of Cranberry Surf, you'll also enjoy exclusive access to a private outdoor pool with panoramic harbour views, as well as convenient visitor parking. This is more than just a home, it's a waterfront sanctuary designed for those who appreciate refined living and natural beauty. Don't miss this rare opportunity to own a piece of paradise overlooking Georgian Bay.

## BROKERAGE REMARKS

Sellers are available most days to review an offer, notice or extended irrevocability would be appreciated.

## LISTING INFORMATION

LIST	\$1,200,000	CONDO REGISTRY	SIMCOE51
ORIGINAL LIST	\$1,200,000	OFFICE	
CONTRACT DATE	05/15/2025	ASSESSMENT	\$373,000 / 2024
EXPIRY DATE	08/31/2025	PHASED IN TAX	\$373,000
LAST UPDATE	05/15/2025	ASSESSED VALUE	
TAXES	\$4,508	COMMISSION CO-OP	2.5% +TAX
TAX YEAR	2024	BROKERAGE	
PIN#	592580023	CONTACT AFTER	N
ARN#	433104000212487	EXPIRED	
SELLER/LANDLORD	LISA VALADE and ALLAN	CONDO CORP#	258
NAME	HOPPENER	HOLDOVER	60
PROPERTY MGMT CO	Pro Guard Property Management	STATUS	NEW
SELLER PROPERTY	N	POSSESSION TYPE	30-59 days
INFO STATEMENT		POSSESSION DATE	06/30/2025
MAINTENANCE	\$1,052.85	OCCUPANCY	Owner
		PERMISSION TO	Y
		ADVERTISE	
		REALTOR SIGN ON	N
		PROPERTY	
		STATUS	N
		CERTIFICATE	

## PROPERTY INFORMATION

APPROX AGE	16-30	ROOMS	10
YEAR BUILT EXACT	2001	BEDROOMS	3
LEVEL	1	WASHROOMS	3
LOT SIZE AREA	3.369 Acres	KITCHENS	1
LOT SHAPE	Irregular	FIREPLACE	Living Room, Natural Gas
LOT SIZE SOURCE	MPAC	FEATURES	
SQUARE FEET	1600-1799	ROOF	Asphalt Shingle
SQFT SOURCE	MPAC	FOUNDATION	Poured Concrete
ABOVE GRADE	1685	GARAGE TYPE	Attached
FINISHED SQFT		GARAGE PARKING	1
ABOVE GRADE	MPAC	SPACES	
FINISHED SQFT		DRIVE	Private
SOURCE		PARKING/DRIVE	Private
VIEW	Bay, Lake, Hills, Mountain, Water	PARKING DRIVE	1
EXPOSURE	West	SPACES	
UNIT #	23	TOTAL PARKING	2
DIR/CROSS ST	Balsam Street	SPACES	
DIRECTIONS	Hwy 26 to Balsam Street, Follow Balsam onto Cranberry Surf. Unit is on the Left.	PARKING TYPE	Owned
A/C	Central Air	BUILDING NAME	Cranberry Surf
ZONING	R3	BASEMENT	W/O
		GARAGE	Y
		AREA INFLUENCES	

HEATING TYPE Forced Air  
HEATING SOURCE Gas  
WATER METER Y  
UNDER CONTRACT Hot Water Heater  
HST APPLICABLE TO Included In  
SALE PRICE  
BALCONY Open  
LAUNDRY FEATURES Laundry Room  
LAUNDRY LEVEL Lower  
LOCKER None  
SURVEY TYPE None  
WINTERIZED Fully  
ISLAND N  
AREA Simcoe  
MUNICIPALITY Collingwood  
COMMUNITY Collingwood

## FEATURES

- ✔ Central Vacuum
- ✔ Clear View
- ✔ Fireplace/Stove
- ✔ Grnbelt/Conserv
- ✔ Lake Access
- ✔ Marina
- ✔ Park
- ✔ Pets Allowed with Restrictions
- ✔ Waterfront
- ✔ Waterfront

## BUILDING FEATURES

- ✔ Bbqs Allowed
- ✔ Outdoor Pool
- ✔ Visitor Parking

## EXTERIOR FEATURES

- ✔ Privacy
- ✔ Recreational Area
- ✔ Year Round Living
- ✔ Deck
- ✔ Landscaped
- ✔ Fishing
- ✔ Patio
- ✔ Porch

## INTERIOR FEATURES

- ✔ Auto Garage Door Remote
- ✔ Central Vacuum
- ✔ Primary Bedroom - Main Floor
- ✔ Storage

## SECURITY FEATURES

- ✔ Smoke Detector
- ✔ Carbon Monoxide Detectors

## INCLUDED

- ✔ Common Elements
- ✔ Condo Taxes
- ✔ Parking

## SPECIAL DESIGNATIONS

✔ Unknown

## PUBLIC OPEN HOUSE

Saturday, June 21 2025

1:00 PM - 3:00 PM

## WATERFRONT

WATER BODY NAME	Georgian Bay, Bay	SHORELINE	Mixed, Natural
TOPOGRAPHY	Level, Wooded/Treed	SHORELINE	Not Ownd
WATER FEATURES	Other	ALLOWANCE	
ACCESS TO PROPERTY	Year Round Municipal Road	ALTERNATIVE POWER	None
DOCKING TYPE	None	EASEMENT / RESTRICTIONS	Subdiv Covenants
WATER VIEW	Direct	WATERFRONT ACCESSORY BLDGS	Not Applicable
CHANNEL NAME	Nottawasaga Bay		
WATERFRONTYN	Y		
WATERFRONT	Indirect		

## ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Foyer	In Betwn	3.58 m x 2.08 m (11.75 ft x 6.83 ft)	2 Pc Bath, Double Closet, Closet Organizers
Kitchen	Main	3.76 m x 3.61 m (12.33 ft x 11.83 ft)	Stainless Steel Appl, Quartz Counter, Vinyl Floor
Dining	Main	4.57 m x 4.06 m (15 ft x 13.33 ft)	Vinyl Floor
Living	Main	5.18 m x 3.78 m (17 ft x 12.42 ft)	Gas Fireplace, Walk-Out, Vinyl Floor
Prim Bdrm	Main	4.95 m x 3.66 m (16.25 ft x 12 ft)	4 Pc Ensuite, Walk-Out, W/I Closet
2nd Br	Lower	5.16 m x 3.02 m (16.92 ft x 9.92 ft)	Semi Ensuite
3rd Br	Lower	3.71 m x 4.78 m (12.17 ft x 15.67 ft)	Walk-Out, Vinyl Floor, Murphy Bed
Laundry	Lower	3.17 m x 2.54 m (10.42 ft x 8.33 ft)	Tile Floor, Laundry Sink

## WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	2	In Betwn
1	4	Main
1	4	Lower

## INCLUSIONS

Murphy bed in lower bedroom. All blinds and window coverings.

## EXCLUSIONS

White wall cabinet in primary bedroom, freezer in garage, white bar fridge in lower bedroom.

## RENTAL ITEMS

Hot water heater.

## SHOWING REQUIREMENTS

Showing System, List Brokerage

## PROPERTY HISTORY

DATE	EVENT	PRICE	MLS#	SOURCE
05/15/2025	Listed for Sale	\$1,200,000	S12149585	PropTx
05/14/2025	Terminated	--	S11994659	PropTx
03/01/2025	Listed for Sale	\$1,275,000 (+4.00%)	S11994659	PropTx
09/24/2021	Sold	\$1,226,000 (+14.05%)	S11324429	PropTx
09/22/2021	Listed for Sale	\$1,075,000 (+71.45%)	S11324429	PropTx
08/16/2019	Sold	\$627,000 (+0.32%)	S11422081	PropTx
07/15/2019	Listed for Sale	\$625,000	S11422081	PropTx

## LISTING CONTRACTED WITH

RE/MAX By The Bay Brokerage

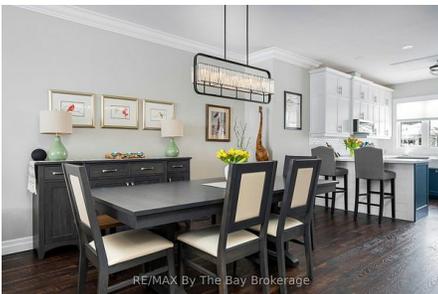
PHONE 705-429-4500 FAX 705-429-4019

6-1263 Mosley Street Wasaga Beach L9Z2Y7

JASON RUTTAN, Broker 705-429-4500

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