

18 Marine View Dr, Collingwood

NEW FOR SALE **\$1,299,000**

Collingwood, Collingwood, Simcoe, Ontario L7B 0P1

TAXES \$5,789 (2024)

Detached 2-Storey

S12181055

3+2 BEDS	4 BATHS	8+5 ROOMS	4 TOT PRK SPCS	1500-2000 SQFT	21 DOM
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CLIENT REMARKS

Welcome to Blue Shores, Collingwood's premier waterfront community, where retirement living meets resort-style luxury. This beautifully upgraded, professionally decorated former Princess Margaret Lottery home offers over 2500 sq/ft of total living space with 5 bedrooms, 4 bathrooms, and over \$100,000 in custom upgrades. Perfectly designed for comfort and low-maintenance living, the home features 5-inch white oak floors, granite in the kitchen and baths, high-end stainless steel appliances, custom window coverings, and designer lighting throughout. The open-concept layout invites you to entertain with ease, from the stunning cathedral ceilings to the professionally landscaped backyard with walk-out patio. The private yard also offers flexibility to garden, ideal for those with a green thumb. The main floor primary suite offers a peaceful retreat with garden views and a spa-inspired ensuite featuring a soaker tub and glass shower. Guests and grandchildren can enjoy the upper-level loft with two private bedrooms and a full bath, while the basement is perfect for extra visitors, a hobby room, and game nights in. Blue Shores is more than just a home it's a lifestyle. Enjoy lovely neighbours and a very social, active community with organized Mens and Ladies golf groups, fostering friendships and fun. The incredible amenities include indoor/outdoor saltwater pools, tennis courts, hot tub, private marina, clubhouse with gym, billiards, and a full social calendar of activities. With snow removal and lawn care included, your time is truly your own. Steps to walking trails, Georgian Bay, golf, skiing, and dining, this is the perfect place to enjoy the best years of your life.

BROKERAGE REMARKS

Please use POTL Form 111 for offers. Furnace/AC rental (2021) with Reliance @ \$214.69/month, Hydro - \$216/month, Gas \$114/month. Roof 2021, Eaves and gutter guards 2023, Wool carpet 2021, garage doors 2023, porch resurface 2023. Sump pump in basement tucked behind book case.

OFFER REMARKS

Please include RLPLN Schedule B found in Supplements Tab.

LISTING INFORMATION

LIST	\$1,299,000	APPOINTMENTS	Please book through Broker Bay.
ORIGINAL LIST	\$1,299,000		Remove shoes, turn off lights, leave
CONTRACT DATE	05/27/2025		card.
EXPIRY DATE	09/30/2025	ASSESSMENT	\$479,000 / 2025
LAST UPDATE	05/29/2025	COMMISSION CO-OP	2.5% + HST
TAXES	\$5,789	BROKERAGE	
TAX YEAR	2024	CONTACT AFTER	N
PIN#	593210037	EXPIRED	
ARN#	433103000326439	HOLDOVER	90
SELLER/LANDLORD	Robert Malcom McKay & Donna	LEGAL DESCRIPTION	See attachments for full legal
NAME	Louise McKay		description.
POTL	Y	STATUS	NEW
POTL MONTHLY FEE	\$430.38	POSSESSION	Flexible
SELLER PROPERTY	N	REMARKS	
INFO STATEMENT		POSSESSION TYPE	Flexible
		OCCUPANCY	Owner
		PERMISSION TO	Y
		ADVERTISE	

PROPERTY INFORMATION

APPROX AGE	16-30	ROOMS	8+5
YEAR BUILT EXACT	2007	BEDROOMS	3+2
FRONTING ON	West	WASHROOMS	4
LOT SIZE	49.87 x 115.49 Feet	KITCHENS	1
LOT SHAPE	Rectangular	FIREPLACE	Living Room, Natural Gas
LOT SIZE SOURCE	GeoWarehouse	FEATURES	
SQUARE FEET	1500-2000	EXTERIOR	Other, Stone
BELOW GRADE	800	ROOF	Asphalt Shingle
FINISHED SQFT		FOUNDATION	Poured Concrete
ABOVE GRADE	1742	GARAGE TYPE	Attached
FINISHED SQFT		GARAGE PARKING	2
ABOVE GRADE	Builder	SPACES	
FINISHED SQFT		DRIVE	Private Double, Other
SOURCE		PARKING/DRIVE	Other
DIR/CROSS ST	HWY 26 EAST TO MARINE VIEW	PARKING DRIVE	2
	DRIVE	SPACES	
DIRECTIONS	Hwy 26 to Marine View Drive, arrive	TOTAL PARKING	4
	at 18 Marine View Drive on west side	SPACES	
	of road.	BASEMENT	Finished / Full
POOL	Indoor	UTILITIES-HYDRO	Y
A/C	Central Air	ELEVATOR	N
ZONING	R2	UTILITIES-CABLE	Y
UTILITIES-GAS	Y	UTILITIES-	Y
HEATING TYPE	Forced Air	TELEPHONE	
HEATING SOURCE	Gas	GARAGE	Y

WATER Municipal
SEWERS Sewers
UNDER CONTRACT Air Conditioner, Other
HST APPLICABLE TO Included In
SALE PRICE
SURVEY TYPE Unknown
SEASONAL N
DWELLING
ISLAND N
AREA Simcoe
MUNICIPALITY Collingwood
COMMUNITY Collingwood

AREA INFLUENCES

FEATURES

- ✔ Family Room
- ✔ Fireplace/Stove
- ✔ Hospital
- ✔ Lake/Pond
- ✔ Rec Centre
- ✔ Waterfront

EXTERIOR FEATURES

- ✔ Year Round Living
- ✔ Landscaped
- ✔ Lawn Sprinkler System
- ✔ Patio
- ✔ Porch
- ✔ Recreational Area

INTERIOR FEATURES

- ✔ Water Heater

SECURITY FEATURES

- ✔ Alarm System
- ✔ Carbon Monoxide Detectors
- ✔ Smoke Detector

SPECIAL DESIGNATIONS

- ✔ Unknown

WATERFRONT

WATER BODY NAME Georgian Bay, Bay
TOPOGRAPHY Level
WATER FEATURES Breakwater
ACCESS TO MUNICIPAL ROAD
PROPERTY
DOCKING TYPE Marina
WATER VIEW Obstructive
WATERFRONTYN Y

SHORELINE Mixed
SHORELINE None
ALLOWANCE
ALTERNATIVE POWER None, Unknown
EASEMENT / RESTRICTIONS Unknown
RURAL SERVICES Cell Services
WATERFRONT Not Applicable
ACCESSORY BLDGS

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Kitchen	Main	3.06 m x 3.06 m (10.04 ft x 10.04 ft)	Hardwood Floor
Dining	Main	3.06 m x 3.04 m (10.04 ft x 9.97 ft)	Hardwood Floor
Living	Main	4.07 m x 4.07 m (13.35 ft x 13.35 ft)	Cathedral Ceiling, Hardwood Floor, Open Concept
Prim Bdrm	Main	5.03 m x 3.06 m (16.5 ft x 10.04 ft)	Ensuite Bath, Hardwood Floor
Other	Main	4.01 m x 1.07 m (13.16 ft x 3.51 ft)	Ensuite Bath, Tile Floor
Bathroom	Main	1.03 m x 1.03 m (3.38 ft x 3.38 ft)	Tile Floor
Br	2nd	3.04 m x 3.02 m (9.97 ft x 9.91 ft)	Hardwood Floor
Br	2nd	3.05 m x 3.04 m (10.01 ft x 9.97 ft)	Hardwood Floor
Rec	Bsmt	5 m x 3.02 m (16.4 ft x 9.91 ft)	Laminate, Open Concept
Br	Bsmt	3.05 m x 2.07 m (10.01 ft x 6.79 ft)	Laminate
Br	Bsmt	3.05 m x 3.04 m (10.01 ft x 9.97 ft)	Laminate
Bathroom	Bsmt	2.08 m x 1.09 m (6.82 ft x 3.58 ft)	
Other	Bsmt	4.05 m x 3.08 m (13.29 ft x 10.1 ft)	
Bathroom	Main	—	4 Pc Ensuite
Bathroom	2nd	—	4 Pc Bath

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	2	Main
1	3	Bsmt
1	4	Main
1	4	2nd

INCLUSIONS

Dishwasher, Dryer, Gas Stove, Garage Door Opener, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings

EXCLUSIONS

Fridge in garage, freezer in basement

RENTAL ITEMS

Furnace, A/C

SHOWING REQUIREMENTS

Lockbox, Showing System, List Brokerage

PROPERTY HISTORY

DATE	EVENT	PRICE	MLS#	SOURCE
05/27/2025	Listed for Sale	\$1,299,000 (+40.43%)	S12181055	PropTx
12/09/2020	Sold	\$925,000 (-2.43%)	S11403912	PropTx
11/26/2020	Listed for Sale	\$948,000 (+187.27%)	S11403912	PropTx
07/30/2009	Sold	\$330,000 (-10.57%)	S11628947	PropTx
01/23/2009	Listed for Sale	\$369,000	S11628947	PropTx

LISTING CONTRACTED WITH

Royal LePage Locations North

PHONE 705-445-5520 FAX 705-445-1545

112 Hurontario St Collingwood L9Y2L8

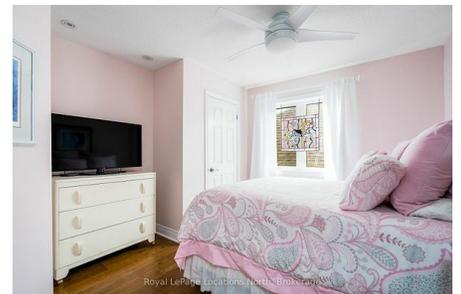
HEATHER GARNER, Salesperson 705-445-5520

JULIA WOOD, Salesperson 416-414-5596

Royal LePage Locations North

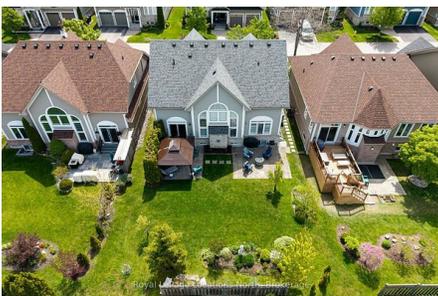
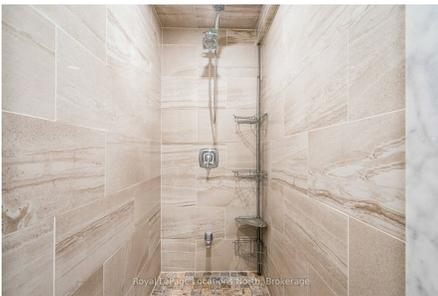
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