

2 EVERGREEN Rd, Collingwood

NEW FOR SALE **\$1,750,000**

Collingwood, Collingwood, Simcoe, Ontario L9Y 5A8

TAXES \$7,819.45 (2024)

Detached Bungalow

S12089114

| | | | | | |
|------|-------|-------|--------------|-----------|-----|
| 4 | 3 | 8 | 10 | 2500-3000 | 61 |
| BEDS | BATHS | ROOMS | TOT PRK SPCS | SQFT | DOM |



CLIENT REMARKS

Imagine living just two minutes from Blue Mountain's ski hills, golf courses, shops, restaurants, and everything Collingwood has to offer. Hop on your bike and in 15 minutes you're riding the Pretty River Valley--one of the region's most scenic road cycling routes. Set on a private 1-acre lot in a park-like setting, this executive ranch-style bungalow with 2 car garage offers easy access to the area's best walking and biking trails, making it an ideal base for four-season living. Beautifully landscaped and surrounded by mature trees and perennial gardens, this home offers 2,532 square feet of finished living space, including 4 bedrooms (one currently used as a study), 3 full baths, and a cozy media room. Radiant in-floor heating and a split ductless system ensure year-round comfort. In the great room, a soaring 17.5 vaulted ceiling and wood beams create a sense of warmth and grandeur, anchored by a modern fireplace that draws you in. The open-concept layout blends the great room, gourmet kitchen and dining area, making it perfect for entertaining. Step outside to an oversized back deck with hot tub and covered gazebo--an ideal setting for relaxing or gathering with family and friends. A charming studio at the rear of the property offers a creative hideaway, whether for kids, artists, or as a private retreat. With space to add a pool or dedicated play area, this home offers endless opportunities for outdoor living. Don't miss your chance to own a slice of Collingwood's lifestyle--where comfort, recreation, and nature meet.

OFFER REMARKS

Available anytime for offers. Please use SCHEDULE B, C, and D on all offers found in documents tab.

LISTING INFORMATION

LIST \$1,750,000
 ORIGINAL LIST \$1,750,000
 CONTRACT DATE 04/17/2025
 EXPIRY DATE 06/30/2025
 LAST UPDATE 04/17/2025
 TAXES \$7,819.45
 TAX YEAR 2024
 PIN# 582550225
 ARN# 433104000226460
 SELLER/LANDLORD Prydwen Ann LeBlanc & William
 NAME Peter LeBlanc
 SELLER PROPERTY N
 INFO STATEMENT

APPOINTMENTS Listing Agent to be present for all showings. Book Showings on BrokerBay or Call Office 705.445.5454.
 COMMISSION CO-OP 2.5% + tax
 BROKERAGE
 CONTACT AFTER N
 EXPIRED
 HOLDOVER 90
 LEGAL DESCRIPTION PLAN 51M668 LOT 15 T/W BLKS 61, 62, 63 & 64 PL 51M668 AS IN LT431796; S/T LT450774; COLLINGWOOD
 STATUS NEW
 POSSESSION Flexible Close
 REMARKS
 POSSESSION TYPE Flexible
 POSSESSION DATE 06/30/2025
 OCCUPANCY Owner
 PERMISSION TO N
 ADVERTISE
 REALTOR SIGN ON Y
 PROPERTY

PROPERTY INFORMATION

APPROX AGE 16-30
 YEAR BUILT EXACT 2004
 FRONTING ON East
 LOT SIZE 242.54 x 115 Feet
 ACRES .50-1.99
 LOT SIZE AREA 1 Acres
 LOT SHAPE Irregular
 LOT SIZE SOURCE Survey
 SQUARE FEET 2500-3000
 BELOW GRADE 0
 FINISHED SQFT
 ABOVE GRADE 2532
 FINISHED SQFT
 ABOVE GRADE LBO Provider
 FINISHED SQFT
 SOURCE
 VIEW Trees/Woods, Garden
 DIR/CROSS ST Grey Rd 19 (Mountain Rd) and Evergreen Rd.
 DIRECTIONS Mountain Rd (Grey Rd 19) from Collingwood to Evergreen Road, turn right to sign and first driveway on the left (Evergreen Estates).
 POOL None

ROOMS 8
 BEDROOMS 4
 WASHROOMS 3
 KITCHENS 1
 FIREPLACE Natural Gas
 FEATURES
 EXTERIOR Stone, Wood
 ROOF Asphalt Shingle
 FOUNDATION Slab, Concrete
 GARAGE TYPE Attached
 GARAGE PARKING 2
 SPACES
 DRIVE Circular Drive, Private Double
 PARKING DRIVE 8
 SPACES
 TOTAL PARKING 10
 SPACES
 OTHER STRUCTURES Shed
 BASEMENT None
 UTILITIES-HYDRO Y
 ELEVATOR N
 UTILITIES-CABLE Y
 UTILITIES- Y

| | | | |
|--------------------|---|-----------------|---|
| A/C | Other | TELEPHONE | |
| ZONING | R1 | GARAGE | Y |
| UTILITIES-GAS | Y | AREA INFLUENCES | |
| HEATING TYPE | Radiant | | |
| HEATING SOURCE | Other | | |
| WATER | Municipal | | |
| WATER METER | Y | | |
| SEWERS | Septic | | |
| UNDER CONTRACT | Hot Water Heater | | |
| HST APPLICABLE TO | Included In | | |
| SALE PRICE | | | |
| LOT IRREGULARITIES | 242.54'x115.04'x320.56'x278.40'-see surv | | |
| LAUNDRY LEVEL | Main | | |
| SURVEY YEAR | 2000 | | |
| SURVEY TYPE | Boundary Only | | |
| WINTERIZED | Fully | | |
| AREA | Simcoe | | |
| MUNICIPALITY | Collingwood | | |
| COMMUNITY | Collingwood | | |

FEATURES

- ✔ Central Vacuum
- ✔ Family Room
- ✔ Fenced Yard
- ✔ Fireplace/Stove
- ✔ Golf
- ✔ Hospital
- ✔ Rec Centre
- ✔ School Bus Route
- ✔ Skiing

EXTERIOR FEATURES

- ✔ Deck
- ✔ Hot Tub
- ✔ Landscape Lighting
- ✔ Landscaped
- ✔ Lawn Sprinkler System
- ✔ Privacy
- ✔ Porch
- ✔ Year Round Living

INTERIOR FEATURES

- ✔ On Demand Water Heater
- ✔ Air Exchanger
- ✔ Auto Garage Door Remote
- ✔ Central Vacuum
- ✔ Primary Bedroom - Main Floor

SECURITY FEATURES

- ✔ Carbon Monoxide Detectors
- ✔ Smoke Detector

SPECIAL DESIGNATIONS

- ✔ Unknown

WATERFRONT

| | | | |
|--------------|---------------------------|----------------|---|
| TOPOGRAPHY | Wooded/Treed, Level | EASEMENT / | Easement |
| ACCESS TO | Year Round Municipal Road | RESTRICTIONS | |
| PROPERTY | | RURAL SERVICES | Cell Services, Recycling Pickup, Street Lights |
| WATERFRONTYN | N | | |

ROOM INFO

| ROOM | LEVEL | DIMENSIONS | NOTES |
|-----------|-------|---------------------------------------|---|
| Foyer | Main | 1.47 m x 10.06 m (4.82 ft x 33.01 ft) | Stone Floor, Heated Floor, Vaulted Ceiling |
| Great Rm | Main | 6.45 m x 6.86 m (21.16 ft x 22.51 ft) | Fireplace, Vaulted Ceiling, Open Concept |
| Kitchen | Main | 5.87 m x 3.66 m (19.26 ft x 12.01 ft) | Open Concept, Heated Floor, Pantry |
| Dining | Main | 4.34 m x 3.56 m (14.24 ft x 11.68 ft) | Heated Floor, Hardwood Floor, Sliding Doors |
| Laundry | Main | 2.29 m x 3 m (7.51 ft x 9.84 ft) | Stone Floor, Laundry Sink |
| Media/Ent | Main | 3.53 m x 3.99 m (11.58 ft x 13.09 ft) | Heated Floor, Hardwood Floor, Stone Floor |
| Bathroom | Main | 2.44 m x 2.29 m (8.01 ft x 7.51 ft) | 4 Pc Bath, Heated Floor, Stone Floor |
| Br | Main | 3.63 m x 3.43 m (11.91 ft x 11.25 ft) | Hardwood Floor, Heated Floor |
| Br | Main | 3.63 m x 3.43 m (11.91 ft x 11.25 ft) | Hardwood Floor, Heated Floor |
| Br | Main | 3.53 m x 3.58 m (11.58 ft x 11.75 ft) | Hardwood Floor, Heated Floor, Stone Floor |
| Bathroom | Main | 2.31 m x 2.72 m (7.58 ft x 8.92 ft) | 4 Pc Bath, Stone Floor |
| Prim Bdrm | Main | 4.57 m x 4.27 m (14.99 ft x 14.01 ft) | Hardwood Floor, Heated Floor, Sliding Doors |
| Bathroom | Main | 4.57 m x 4.27 m (14.99 ft x 14.01 ft) | 5 Pc Ensuite, Double Sink, Heated Floor |
| Other | Main | 3.76 m x 2.13 m (12.34 ft x 6.99 ft) | Hardwood Floor, Heated Floor, W/I Closet |

WASHROOM INFO

| # OF WASHROOMS | PIECES | LEVEL |
|----------------|--------|-------|
| 2 | 4 | Main |
| 1 | 5 | Main |

INCLUSIONS

See Schedule C for complete list of inclusions.

EXCLUSIONS

See Schedule C for complete list of exclusions.

RENTAL ITEMS

Hot Water Tank.

SHOWING REQUIREMENTS

Showing System, List Brokerage

PROPERTY HISTORY

| DATE | EVENT | PRICE | MLS# | SOURCE |
|------------|------------------|------------------------|-----------|--------|
| 04/17/2025 | Listed for Sale | \$1,750,000 | S12089114 | PropTx |
| 01/03/2025 | Terminated | -- | S10437504 | PropTx |
| 12/05/2024 | Leased | \$20,000 (-20.00%) | S10438166 | PropTx |
| 12/03/2024 | NEW | -- | S10438166 | PropTx |
| 12/01/2024 | Expired | -- | S10438166 | PropTx |
| 10/23/2024 | Listed for Lease | \$25,000 | S10438166 | PropTx |
| 05/01/2024 | Listed for Sale | \$1,895,000 (-4.05%) | S10437504 | PropTx |
| 05/01/2024 | Expired | \$1,975,000 | S7380030 | PropTx |
| 04/30/2024 | Expired | \$1,975,000 (-4.82%) | S10902077 | PropTx |
| 01/01/2024 | Expired | \$2,075,000 (+5.06%) | S7036854 | PropTx |
| 12/27/2023 | Listed for Sale | \$1,975,000 | S10902077 | PropTx |
| 12/27/2023 | Listed for Sale | \$1,975,000 | S7380030 | PropTx |
| 12/27/2023 | Terminated | \$2,075,000 | S10906960 | PropTx |
| 09/18/2023 | Listed for Sale | \$2,075,000 | S7036854 | PropTx |
| 09/18/2023 | Listed for Sale | \$2,075,000 (+242.98%) | S10906960 | PropTx |
| 09/03/2013 | Sold | \$605,000 (-15.37%) | S11536119 | PropTx |
| 05/01/2013 | Listed for Sale | \$714,900 | S11536119 | PropTx |
| 04/30/2013 | Expired | \$714,900 (-5.81%) | S11546300 | PropTx |
| 12/29/2012 | Listed for Sale | \$759,000 | S11546300 | PropTx |

LISTING CONTRACTED WITH

Chestnut Park Real Estate

PHONE 705-445-5454 FAX 705-445-5457

393 First Street, Suite 100 Collingwood L9Y1B3

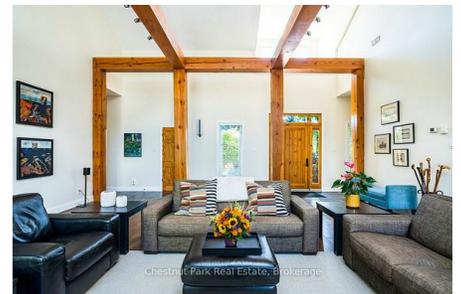
BARB PICOT, Salesperson 705-444-3452

RON PICOT, Salesperson 705-446-8580

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