

38 Lighthouse Lane E, Collingwood

NEW FOR SALE **\$1,799,999**

Collingwood, Collingwood, Simcoe, Ontario L9Y
5C8

TAXES \$4,810.11 (2024)

S12133463

Condo Townhouse Stacked Townhse

4	3	12	1	2500-2749	40
BEDS	BATHS	ROOMS	TOT PRK SPCS	SQFT	DOM



CLIENT REMARKS

This is a RARE + EXCEPTIONAL property-an absolute gem w/ nothing comparable in all of Collingwood. Experience waterfront living at its finest in this stunning waterfront condo. Recharge on the brand new covered deck, measuring 25'9" x 11'1", your personal oasis for entertaining guests, admiring breathtaking sunsets, or simply unwinding w/ a good book. With maintenance-free living inside & out, you'll have more time to soak in the beauty of the Georgian Bay. This home has undergone a complete interior/exterior renovation, w/stunning rustic wide plank flooring, new stairs w/glass railings to brighten up the space + upgraded baseboard/trim to add a touch of elegance while keeping that upscale vibe. The custom kitchen was designed to be open-concept to the dining area w/ large island perfect for entertaining + quartz countertops. The dining overlooks the cozy living room w/stone fireplace, tall ceilings + walkout to another fabulous deck. An additional main floor family room is a favorite, surrounded by windows offering panoramic views of the bay. Perfect room to double as an art studio, office or gym w/measurements of 25.9x11.3ft. Waking up in the main floor primary bedroom is like a dream w/views for miles, while enjoying the luxury of heated floors every morning in the newly renovated ensuite. The 3rd level features 3 additional bedrooms + fully renovated bathroom. Indulge yourself after a day on the ski hills in the "spa" like room with a jacuzzi tub + sauna, adding a touch of relaxation to your lakeside retreat. Outside, the community amenities are equally impressive, w/outdoor saltwater pool, PICKLEBALL/tennis courts, a private sand beach area, + watercraft launch ramp. Downtown Collingwood is a short drive away with great dining + activities. Whether you're seeking a full-time residence/a weekend getaway, this waterfront haven has it all. Add incl- California shutters, gas hook up for BBQ, all newer appliances, upgraded lighting, New AC (1yr), new exterior.

BROKERAGE REMARKS

The garage has been converted into a laundry room/storage. The floor plans were completed by the photographer and exterior square footage was used. If a member of our team shows the property on behalf of another agent and it leads to an offer, a 50% referral fee must be paid.

OFFER REMARKS

Please attach Schedule B to all offers

LISTING INFORMATION

LIST	\$1,799,999	CONDO REGISTRY	Simcoe
ORIGINAL LIST	\$1,799,999	OFFICE	
CONTRACT DATE	05/08/2025	COMMISSION CO-OP	2.25% + tax
EXPIRY DATE	10/02/2025	BROKERAGE	
LAST UPDATE	05/08/2025	CONTACT AFTER	N
TAXES	\$4,810.11	EXPIRED	
TAX YEAR	2024	CONDO CORP#	119
PIN#	591190006	HOLDOVER	30
ARN#	433104000220138	STATUS	NEW
SELLER/LANDLORD	CHRISTOPHER JORDAN and	POSSESSION	Flexible
NAME	GABRIELLE JORDAN	REMARKS	
PROPERTY MGMT CO	Proguard	POSSESSION TYPE	Flexible
SELLER PROPERTY	N	OCCUPANCY	Owner
INFO STATEMENT		PERMISSION TO	Y
MAINTENANCE	\$1,140.21	ADVERTISE	
		STATUS	Y
		CERTIFICATE	

PROPERTY INFORMATION

APPROX AGE	31-50	ROOMS	12
LEVEL	1	BEDROOMS	4
SQUARE FEET	2500-2749	WASHROOMS	3
SQFT SOURCE	Photographer's floor plans	KITCHENS	1
ABOVE GRADE	2714	EXTERIOR	Other
FINISHED SQFT		GARAGE TYPE	None
ABOVE GRADE	Other	GARAGE PARKING	0
FINISHED SQFT		SPACES	
SOURCE		DRIVE	Private
EXPOSURE	North	PARKING/DRIVE	Private
UNIT #	6	PARKING DRIVE	1
DIR/CROSS ST	Hwy 26/Dockside Dr/Lighthouse	SPACES	
DIRECTIONS	Hwy 26 to Dockside Dr to Lighthouse	TOTAL PARKING	1
A/C	Central Air	SPACES	
ZONING	R3	PARKING TYPE	Exclusive
HEATING TYPE	Forced Air	BASEMENT	Finished
HEATING SOURCE	Gas	GARAGE	N
UNDER CONTRACT	Hot Water Heater	AREA INFLUENCES	
HST APPLICABLE TO	Included In		
SALE PRICE			
BALCONY	Encl		

LAUNDRY FEATURES Ensuite
LAUNDRY LEVEL Lower
LOCKER None
SURVEY TYPE None
AREA Simcoe
MUNICIPALITY Collingwood
COMMUNITY Collingwood

FEATURES

- ✔ Beach
- ✔ Ensuite Laundry
- ✔ Family Room
- ✔ Fireplace/Stove
- ✔ Golf
- ✔ Lake Access
- ✔ Pets Allowed with Restrictions
- ✔ Public Transit
- ✔ Skiing
- ✔ Waterfront
- ✔ Waterfront

SPECIAL DESIGNATIONS

- ✔ Unknown

WATERFRONT

WATER BODY NAME Georgian Bay, Bay
WATER FRONTAGE 140
(M)
WATER FEATURES Beach Front
ACCESS TO Private Road
PROPERTY
DOCKING TYPE None
WATER VIEW Unobstructive
WATERFRONTYN Y
WATERFRONT Direct

INTERIOR FEATURES

- ✔ Sauna

BUILDING FEATURES

- ✔ Outdoor Pool
- ✔ Tennis Court
- ✔ Visitor Parking

INCLUDED

- ✔ Building Insurance
- ✔ Common Elements
- ✔ Parking

SHORELINE Mixed
SHORELINE None
ALLOWANCE
SHORELINE N
EXPOSURE
ALTERNATIVE None
POWER
EASEMENT / Unknown
RESTRICTIONS
WATERFRONT Not Applicable
ACCESSORY BLDGS

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Foyer	Lower	2.67 m x 3.43 m (8.76 ft x 11.25 ft)	
Family	Lower	3.42 m x 7.78 m (11.22 ft x 25.52 ft)	
Laundry	Lower	3.01 m x 4 m (9.88 ft x 13.12 ft)	
Utility	Lower	3.83 m x 1.21 m (12.57 ft x 3.97 ft)	Sauna
Living	Main	5.87 m x 5.73 m (19.26 ft x 18.8 ft)	
Dining	Main	4.72 m x 2.76 m (15.49 ft x 9.06 ft)	
Kitchen	Main	5.86 m x 3.39 m (19.23 ft x 11.12 ft)	
Prim Bdrm	Main	3.92 m x 6.09 m (12.86 ft x 19.98 ft)	
2nd Br	3rd	5.22 m x 4.9 m (17.13 ft x 16.08 ft)	
3rd Br	3rd	2.71 m x 2.5 m (8.89 ft x 8.2 ft)	
4th Br	3rd	3.02 m x 4.36 m (9.91 ft x 14.3 ft)	

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	5	Lower
1	3	Main
1	4	3rd

INCLUSIONS

Carbon Monoxide Detector, Dishwasher, Dryer, Gas Stove, Refrigerator, Smoke Detector, Washer, Window Coverings, TV mount in living room

RENTAL ITEMS

Hot water heater

SHOWING REQUIREMENTS

Lockbox, Showing System

PROPERTY HISTORY

DATE	EVENT	PRICE	MLS#	SOURCE
05/08/2025	Listed for Sale	\$1,799,999 (-9.96%)	S12133463	PropTx
11/13/2024	Expired	--	S9345809	PropTx
11/12/2024	Expired	\$1,999,000	S10438906	PropTx
09/12/2024	Listed for Sale	\$1,999,000	S9345809	PropTx
09/12/2024	Listed for Sale	\$1,999,000 (-6.98%)	S10438906	PropTx
09/07/2024	Expired	--	S8309402	PropTx
09/06/2024	Expired	\$2,149,000	S10894863	PropTx
05/06/2024	Listed for Sale	\$2,149,000	S8309402	PropTx
05/06/2024	Listed for Sale	\$2,149,000 (-10.27%)	S10894863	PropTx
04/16/2024	Expired	--	S8074202	PropTx
04/15/2024	Expired	\$2,395,000	S10903858	PropTx
02/16/2024	Listed for Sale	\$2,395,000	S8074202	PropTx
02/15/2024	Listed for Sale	\$2,395,000 (+393.81%)	S10903858	PropTx
07/07/2003	Sold	\$485,000 (-2.81%)	S11713973	PropTx
06/10/2003	Listed for Sale	\$499,000 (+58.41%)	S11713973	PropTx
06/03/1997	Sold	\$315,000 (-9.97%)	S11798920	PropTx
05/08/1997	Listed for Sale	\$349,900	S11798920	PropTx

LISTING CONTRACTED WITH

Royal LePage Locations North

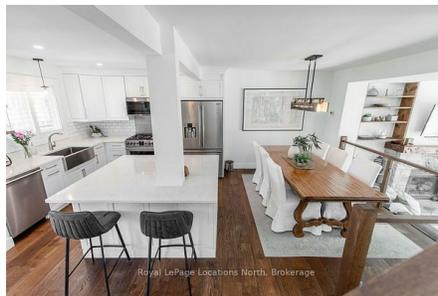
PHONE 705-429-4800

1249 Mosley St. Wasaga Beach L9Z2E5

KRISTINA TARDIF, Salesperson 705-734-5204

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