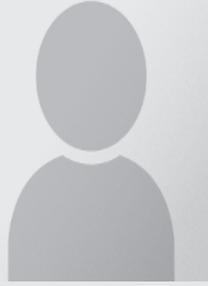


Generated on April 09, 2025

**22 THOROUGHbred
DRIVE
COLDWATER**

PIN 585320248



Basic Client Report

This report was prepared by:
Darby Hiles

darbyhiles@gmail.com

TREB

25 Alpine Dr.
Oro-Medonte, L0K 1N0

Property Details - PIN 585320248

PIN:	585320248
Land Registry Office:	SIMCOE (51)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold

Area:	42592.75 sq.ft (0.978 ac)
Perimeter:	862.86 ft.
Measurements:	43.66ft. x 76.34ft. x 261.63ft. x 85.48ft. x 81.74ft. x 283.76ft. x
Legal Description:	LOT 44, PLAN 51M1113 "TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN SIMCOE COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 465" SUBJECT TO AN EASEMENT FOR ENTRY AS IN SC1513299 TOWNSHIP OF ORO-MEDONTE

Aerial View Of Property

Street View

Assessment Information

ARN 434601000404144	Previous Assessment :	N/A
Taxation Year	Phased-In Assessment	
2025	\$701,000	
2024	\$701,000	
2023	\$701,000	
2022	\$701,000	

Frontage: 167.09 ft. Description: Single-family detached (not on water)

Depth: N/A Property Code: 301

Based On: January 1, 2016 Current Assessment: \$701,000

Enhanced Site & Structure

Structures:

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplaces
301	2018	3	3	N/A	1	No part storey	No Split	1

Assessment Roll Legal Description: PLAN 51M1113 LOT 44

Property Address: 22 THOROUGHbred DR COLDWATER ON LOK1E0

Zoning: R1*75

Property Type: RESIDENTIAL

Site Area: 4074.73M

Site Variance: Irregular

Driveway Type: Separate or Private Driveway

Garage Type: ATTACHED GARAGE

Garage Spaces: 2

Water Service Type: N/A

Sales History

Sale Date	Sale	Type
May 29, 2018	\$604,841	Transfer

Sanitation Type:	Septic Bed
Pool:	Indoor :N, Outdoor :N
RRF AppealDate:	N/A
Abut Details:	ABUTS GREEN SPACE OR PARK (NOT PLAYGROUND OR SPORTS FIELD)
Onsite Details:	N/A
Proximity Details:	N/A
Waterfront Details:	N/A
Last Property Assessment Notice	2024-10-30
Property Owner Name:	N/A
Property Owner Mail:	N/A

Residential Property Tax Details

Year	Tax Estimate
2016	\$5,451
2017	\$5,592
2018	\$5,701
2019	\$5,878
2021	\$6,132
2022	\$6,310
2023	\$6,594
2024	\$6,890

Terms and Conditions

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Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

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