

49 Broadview St, Collingwood

PC FOR SALE **\$1,799,000** ↓

Collingwood, Collingwood, Simcoe, Ontario L9Y 0X2

TAXES \$7,759.02 (2024)

Detached 2-Storey

S12058686

5	4	19	8	3000-3500	75
BEDS	BATHS	ROOMS	TOT PRK SPCS	SQFT	DOM



CLIENT REMARKS

Welcome to a masterpiece of modern design and meticulous craftsmanship. This luxurious Scandinavian-style residence, nestled on a generous 90ft by 200ft lot in Collingwood offers an unparalleled blend of elegance and functionality. The home's striking exterior features a sophisticated fusion of Scandinavian Spruce wood siding and 24-gauge standing seam steel siding and roof, crowned with a 50-year warranty. Step through the grand 40" front door into an impressively crafted entrance with heated floors. A well-appointed main floor laundry room, with Whirlpool appliances. The open-concept living, dining, and kitchen area exudes luxury with its 7.5" Muskoka Custom Finishing hardwood floors, a Napoleon fireplace, and a dramatic dark tile feature wall. The chef's kitchen is a culinary haven, showcasing high-end KitchenAid smart appliances and a Moen touch-less, WiFi-capable faucet. Adjacent to the kitchen, an office with pocket doors and access to the rear covered deck. The custom staircase by Stairhaus Inc. makes a stunning architectural statement, guiding you to the upper level. Here, a spacious family room complements 3 beautifully appointed bedrooms. The primary suite is a luxurious sanctuary, featuring a walk-in closet and a 6pc private ensuite, plus a walkout to a covered Duradek waterproof deck. A 4pc semi-ensuite bathroom and a thoughtfully designed 2pc bathroom on the main floor cater to both privacy and convenience. Above the garage, a legal second-dwelling apartment presents an excellent opportunity for additional income or guest accommodation. With its own private entrance, this charming apartment features an open-concept living, dining, and kitchen area with Frigidaire appliances, a stackable washer and dryer, a cozy bedroom, and a stylish 3pc bathroom. A set of 9ft x 10ft garage doors with drive-through provides an ample amount of garage and storage needs. This custom-built Scandinavian-style home stands as a testament to superior quality and refined living.

BROKERAGE REMARKS

NOTE: the apartment above the garage is rented for \$1,500 per month (all-inclusive, month-to-month tenancy). Fair market rent would be closer to \$1,800 however the owner wanted to be accommodating.

OFFER REMARKS

Please BrokerBay showing system, owner will notify tenant in above garage apartment and then confirm showing.

LISTING INFORMATION

LIST	\$1,799,000	ASSESSMENT	\$113,000 / 2024
ORIGINAL LIST	\$1,879,000	PHASED IN TAX	\$642,000
CONTRACT DATE	04/03/2025	ASSESSED VALUE	
EXPIRY DATE	08/15/2025	COMMISSION CO-OP	2.5% +TAX
LAST UPDATE	05/15/2025	BROKERAGE	
TAXES	\$7,759.02	CONTACT AFTER	N
TAX YEAR	2024	EXPIRED	
PIN#	583030293	HOLDOVER	60
ARN#	433108000502200	LEGAL DESCRIPTION	PART N 1/2 LOT 37 CON 5 NOTTAWASAGA PART 1, 51R15912; COLLINGWOOD
SELLER/LANDLORD NAME	WAGNER, CRAIG HARRY	STATUS	PC
SELLER PROPERTY INFO STATEMENT	N	POSSESSION	Negotiable
		REMARKS	
		POSSESSION TYPE	60-89 days
		POSSESSION DATE	05/30/2025
		OCCUPANCY	Owner
		PERMISSION TO ADVERTISE	Y
		REALTOR SIGN ON PROPERTY	Y

PROPERTY INFORMATION

APPROX AGE	0-5	ROOMS	19
YEAR BUILT EXACT	2023	BEDROOMS	5
YEAR BUILT SOURCE	MPAC	WASHROOMS	4
FRONTING ON	North	KITCHENS	2
LOT SIZE	90 x 200 Acres	FIREPLACE	Natural Gas
ACRES	< .50	FEATURES	
LOT SIZE AREA	18000	EXTERIOR	Metal/Side, Wood
LOT SHAPE	Rectangular	ROOF	Metal
LOT SIZE SOURCE	MPAC	FOUNDATION	Concrete
SQUARE FEET	3000-3500	GARAGE TYPE	Attached
ABOVE GRADE	3354	GARAGE PARKING	2
FINISHED SQFT		SPACES	
ABOVE GRADE	Plans	DRIVE	Private Double
FINISHED SQFT		PARKING DRIVE	6
SOURCE		SPACES	
VIEW	Trees/Woods	TOTAL PARKING	8
DIR/CROSS ST	Beachwood Rd	SPACES	
DIRECTIONS	South on Beachwood Rd, Right onto	BASEMENT	Crawl Space

	Broadview Street, Property will be on your Right.	UTILITIES-HYDRO	Y
		UTILITIES-CABLE	A
POOL	None	UTILITIES-TELEPHONE	A
A/C	Central Air	GARAGE	Y
ZONING	R1	AREA INFLUENCES	
UTILITIES-GAS	Y		
HEATING TYPE	Forced Air		
HEATING SOURCE	Gas		
WATER	Municipal		
SEWERS	Septic		
HST APPLICABLE TO SALE PRICE	Included In		
LAUNDRY LEVEL	Main		
SURVEY YEAR	1987		
SURVEY TYPE	Boundary Only		
WINTERIZED	Fully		
AREA	Simcoe		
MUNICIPALITY	Collingwood		
COMMUNITY	Collingwood		

FEATURES

- ✔ Family Room
- ✔ Fireplace/Stove
- ✔ Lake Access
- ✔ Public Transit
- ✔ Ravine
- ✔ School Bus Route
- ✔ Wooded/Treed

EXTERIOR FEATURES

- ✔ Year Round Living
- ✔ Deck
- ✔ Privacy
- ✔ Landscaped

INTERIOR FEATURES

- ✔ Accessory Apartment
- ✔ In-Law Suite
- ✔ On Demand Water Heater
- ✔ Separate Heating Controls
- ✔ Water Heater Owned
- ✔ Auto Garage Door Remote
- ✔ ERV/HRV

SPECIAL DESIGNATIONS

- ✔ Unknown

WATERFRONT

TOPOGRAPHY	Level
WATERFRONTYN	N

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Foyer	Main	3.58 m x 3.02 m (11.75 ft x 9.91 ft)	
Laundry	Main	5 m x 1.83 m (16.4 ft x 6 ft)	
Kitchen	Main	4.55 m x 4.62 m (14.93 ft x 15.16 ft)	
Dining	Main	3.05 m x 4.55 m (10.01 ft x 14.93 ft)	
Den	Main	3.58 m x 2.9 m (11.75 ft x 9.51 ft)	
Living	Main	4.55 m x 6.1 m (14.93 ft x 20.01 ft)	Fireplace
Bathroom	Main	1.04 m x 2.44 m (3.41 ft x 8.01 ft)	2 Pc Bath
Loft	2nd	4.75 m x 3.53 m (15.58 ft x 11.58 ft)	
Br	2nd	4.75 m x 3.96 m (15.58 ft x 12.99 ft)	
Bathroom	2nd	2.82 m x 2.54 m (9.25 ft x 8.33 ft)	5 Pc Bath
Br	2nd	4.34 m x 3.2 m (14.24 ft x 10.5 ft)	
Br	2nd	4.37 m x 3.2 m (14.34 ft x 10.5 ft)	
Prim Bdrm	2nd	4.55 m x 3.53 m (14.93 ft x 11.58 ft)	W/O To Balcony, 5 Pc Ensuite, W/I Closet
Bathroom	2nd	3.2 m x 3.45 m (10.5 ft x 11.32 ft)	5 Pc Ensuite
Living	2nd	3.68 m x 4.57 m (12.07 ft x 14.99 ft)	
Kitchen	2nd	3.68 m x 3.05 m (12.07 ft x 10.01 ft)	
Br	2nd	3.78 m x 3.1 m (12.4 ft x 10.17 ft)	
Bathroom	2nd	1.65 m x 2.77 m (5.41 ft x 9.09 ft)	3 Pc Bath

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	2	Main
1	5	2nd
1	5	2nd
1	3	2nd

INCLUSIONS

Dishwasher, Gas Stove, Microwave, RangeHood, Refrigerator, Washer & Dryer. Second Refrigerator, Stove, Dishwasher, Washer & Dryer in the accessory apartment.

LEASE TO OWN ITEMS

None

SHOWING REQUIREMENTS

Lockbox, Showing System

PROPERTY HISTORY

DATE	EVENT	PRICE	MLS#	SOURCE
05/15/2025	Price Changed	\$1,799,000 (-4.26%)	S12058686	PropTx
04/03/2025	Listed for Sale	\$1,879,000 (-1.10%)	S12058686	PropTx
12/01/2024	Expired	\$1,899,900	S9349469	PropTx
12/01/2024	Expired	--	S10436726	PropTx
10/18/2024	Price Changed	\$1,899,900 (-3.66%)	S9349469	PropTx
09/12/2024	Listed for Sale	\$1,972,000	S10436726	PropTx
09/12/2024	Listed for Sale	\$1,972,000	S9349469	PropTx
10/24/2023	Terminated	\$455,000	S10914597	PropTx
10/03/2023	Listed for Sale	\$455,000 (-9.00%)	S10914597	PropTx
03/12/2022	Sold	\$500,000	S5527016	PropTx
03/10/2022	Sold	\$500,000 (+11.11%)	S11237063	PropTx
03/07/2022	Listed for Sale	\$450,000	S5527016	PropTx
03/04/2022	Listed for Sale	\$450,000	S11237063	PropTx
11/30/2021	Expired	\$450,000	S11342685	PropTx
07/23/2021	Listed for Sale	\$450,000 (+592.31%)	S11342685	PropTx
06/18/2015	Sold	\$65,000 (-13.33%)	S11501856	PropTx
04/15/2015	Listed for Sale	\$75,000 (-31.76%)	S11501856	PropTx
12/08/2006	Expired	\$109,900	S11669373	PropTx
08/10/2006	Listed for Sale	\$109,900	S11669373	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 705-443-1979

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