

53 Broadview St, Collingwood

NEW FOR SALE **\$1,649,000**

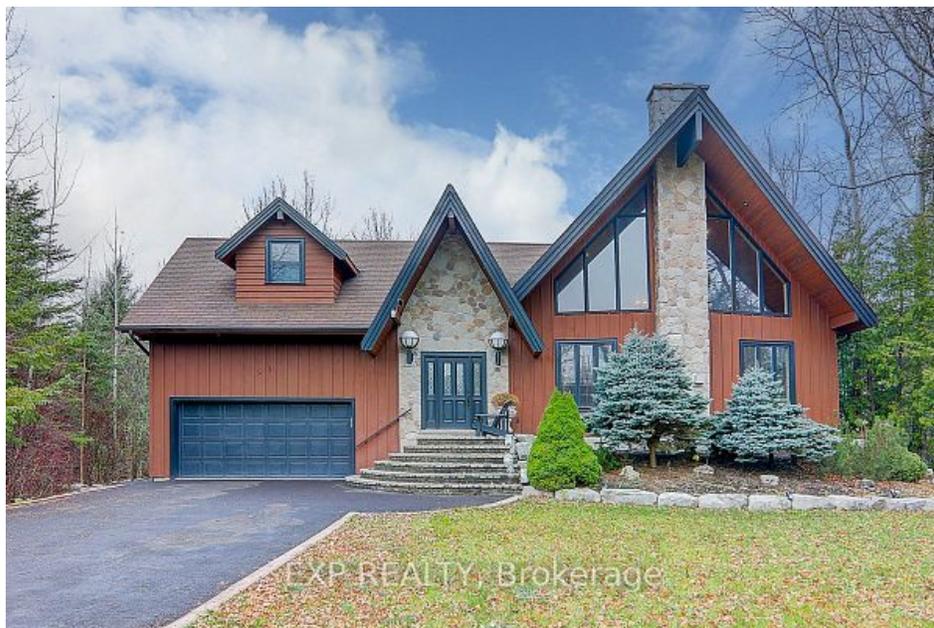
Collingwood, Collingwood, Simcoe, Ontario L9Y 0X2

TAXES \$6,490 (2024)

Detached 1 1/2 Storey

S11990962

4	4	8	8	2500-3000	111
BEDS	BATHS	ROOMS	TOT PRK SPCS	SQFT	DOM



CLIENT REMARKS

Licensed to operate as a Short Term Accommodation. This picturesque chalet-style home in Collingwood embodies rustic charm and grandeur, set harmoniously within lush natural surroundings. The wide entrance with wide stone steps invites you into a home filled with light from large, geometric windows that bring the outdoors in, creating a serene retreat. Inside, the great room features soaring cathedral ceilings with rich wood paneling, anchored by a majestic stone fireplace that exudes warmth. Hardwood floors enhance the natural tones, and an open, airy layout combines elegance and comfort, ideal for relaxation or gatherings. The chefs kitchen, with stainless steel appliances, overlooks the great room, making it perfect for entertaining. The main floor offers three spacious bedrooms, each with a private 3-piece ensuite and crown moulding. The open-riser staircase combines warm wood steps with sleek black wrought-iron balusters. Its airy design complements the homes chalet-inspired style. Upstairs, the luxurious primary suite provides a true escape, featuring a sloped wooden ceiling with exposed beams, sunlight from skylights, and private deck access for stunning views. Adjacent, a home office adds functionality. Above the garage, an A-frame loft offers potential as a versatile retreat, filled with natural light and rustic charm. It can be transformed into a stylish lounge, studio, or office, expanding the homes possibilities. The outdoor spaces complete this retreat, with beautifully landscaped grounds, a wooded backyard for privacy, multiple decks, a hot tub, and a cozy fire-pit, ideal for embracing the outdoors. This dream property blends rustic elegance, nature, and upscale comfort, making it a sanctuary for any season. ****EXTRAS**** Loft with potential In-Law Suite, Basement with potential 2 bedroom unit with income potential.

BROKERAGE REMARKS

Book Showings through Broker Bay. Please send all offers with Offer Summary and Schedule B to Wasim@getconciierge.ca. Home Monitored By Cameras! Please attend with clients.

LISTING INFORMATION

LIST	\$1,649,000	COMMISSION CO-OP	2.5% plus HST
ORIGINAL LIST	\$1,649,000	BROKERAGE	
CONTRACT DATE	02/26/2025	CONTACT AFTER	N
EXPIRY DATE	06/30/2025	EXPIRED	
LAST UPDATE	02/27/2025	HOLDOVER	365
TAXES	\$6,490	LEGAL DESCRIPTION	PT N1/2 Lt 37 Con 5 Nottawasaga Pt 2 51R35545
TAX YEAR	2024	STATUS	NEW
PIN#	583030448	POSSESSION	30-60-90
ARN#	433108000502300	REMARKS	
SELLER/LANDLORD	Roxana Osoros	POSSESSION TYPE	Immediate
NAME		OCCUPANCY	Owner
SELLER PROPERTY	N	PERMISSION TO	N
INFO STATEMENT		ADVERTISE	

PROPERTY INFORMATION

APPROX AGE	6-15	ROOMS	8
FRONTING ON	South	BEDROOMS	4
LOT SIZE	90 x 200 Feet	WASHROOMS	4
LOT SIZE SOURCE	GeoWarehouse	KITCHENS	1
SQUARE FEET	2500-3000	EXTERIOR	Stone, Wood
ABOVE GRADE	2825	ROOF	Asphalt Shingle
FINISHED SQFT		FOUNDATION	Unknown
ABOVE GRADE	MPAC	GARAGE TYPE	Attached
FINISHED SQFT		GARAGE PARKING	2
SOURCE		SPACES	
DIR/CROSS ST	Beachwood & Broadview	DRIVE	Private Double
DIRECTIONS	Hwy 26 north to Beachwood	PARKING DRIVE	6
UFFI	No	SPACES	
POOL	None	TOTAL PARKING	8
A/C	Central Air	SPACES	
ZONING	Residential	BASEMENT	Full / Unfinished
UTILITIES-GAS	A	UTILITIES-HYDRO	A
HEATING TYPE	Forced Air	ELEVATOR	N
HEATING SOURCE	Gas	UTILITIES-CABLE	A
WATER	Municipal	UTILITIES-	A
SEWERS	Septic	TELEPHONE	
HST APPLICABLE TO	Included In	GARAGE	Y
SALE PRICE		AREA INFLUENCES	
LAUNDRY LEVEL	Main		
SURVEY TYPE	None		
WINTERIZED	Fully		
AREA	Simcoe		
MUNICIPALITY	Collingwood		
COMMUNITY	Collingwood		

FEATURES

- ✔ Beach
- ✔ Central Vacuum
- ✔ Cul De Sac
- ✔ Fireplace/Stove
- ✔ Grnbelt/Conserv
- ✔ Lake/Pond
- ✔ Skiing

EXTERIOR FEATURES

- ✔ Deck
- ✔ Hot Tub
- ✔ Year Round Living
- ✔ Landscaped

INTERIOR FEATURES

- ✔ Central Vacuum
- ✔ In-Law Capability

SPECIAL DESIGNATIONS

- ✔ Unknown

WATERFRONT

WATERFRONTYN N

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Great Rm	Main	8.69 m x 8.61 m (28.51 ft x 28.25 ft)	Hardwood Floor, Cathedral Ceiling, Fireplace
Dining	Main	4.35 m x 2.67 m (14.27 ft x 8.76 ft)	Hardwood Floor, W/O To Deck, Open Concept
Kitchen	Main	5.2 m x 4.27 m (17.06 ft x 14.01 ft)	Stainless Steel Appl, Granite Counter, Pot Lights
2nd Br	Main	4.34 m x 3.9 m (14.24 ft x 12.8 ft)	Hardwood Floor, 3 Pc Ensuite, Double Closet
3rd Br	Main	4.34 m x 3.96 m (14.24 ft x 12.99 ft)	Hardwood Floor, Crown Moulding, 3 Pc Ensuite
4th Br	Main	4.21 m x 3.32 m (13.81 ft x 10.89 ft)	Hardwood Floor, Crown Moulding, 3 Pc Ensuite
Prim Bdrm	Upper	9.63 m x 6.89 m (31.59 ft x 22.6 ft)	Hardwood Floor, 4 Pc Ensuite, Balcony
Office	Upper	3.78 m x 2.68 m (12.4 ft x 8.79 ft)	Hardwood Floor, B/I Bookcase, Skylight

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
2	3	Main
1	2	Main
1	4	Upper

INCLUSIONS

Stainless Steel Fridge, Stainless Steel Stove, Stainless Steel B/I Dishwasher, Stainless Steel Hood, Washer/Dryer Electric Light Fixtures & Fans, All Window Coverings

SHOWING REQUIREMENTS

Lockbox

PROPERTY HISTORY

DATE	EVENT	PRICE	MLS#	SOURCE
02/26/2025	Listed for Sale	\$1,649,000	S11990962	PropTx
02/24/2025	Terminated	--	S10427389	PropTx
11/16/2024	Listed for Sale	\$1,700,000	S10427389	PropTx
07/31/2024	Terminated	\$1,999,444	S8320304	PropTx
06/27/2024	Price Changed	\$1,999,444 (-7.00%)	S8320304	PropTx
05/08/2024	Listed for Sale	\$2,150,000	S8320304	PropTx
05/01/2024	Expired	\$5,500	S10902074	PropTx
03/13/2024	Price Changed	\$5,500 (-11.29%)	S10902074	PropTx
01/31/2024	Listed for Lease	\$6,200 (+60.00%)	S10902074	PropTx
08/23/2022	Terminated	\$2,450,000	S5650458	PropTx
06/07/2022	Listed for Sale	\$2,450,000	S5650458	PropTx
06/07/2022	Terminated	\$2,849,800	S5554017	PropTx
05/10/2022	Price Changed	\$2,849,800 (-10.92%)	S5554017	PropTx
03/29/2022	Listed for Sale	\$3,198,990	S5554017	PropTx
03/22/2022	Terminated	\$3,488,800	S5497370	PropTx
02/20/2022	Price Changed	\$3,488,800 (+1.13%)	S5497370	PropTx
02/10/2022	Listed for Sale	\$3,449,900 (+546.05%)	S5497370	PropTx
07/29/2020	Leased	\$3,875 (-13.89%)	S11411526	PropTx
07/24/2020	Price Changed	\$4,500 (+16.13%)	S11411526	PropTx
05/29/2020	Listed for Lease	\$3,875 (-72.32%)	S11411526	PropTx
11/14/2019	Leased	\$14,000 (-6.04%)	S11418096	PropTx
10/25/2019	Price Changed	\$14,900 (-14.86%)	S11418096	PropTx
10/08/2019	Listed for Lease	\$17,500	S11418096	PropTx
03/20/2015	Sold	\$534,000	X3112871	PropTx
03/20/2015	Sold	\$534,000 (-0.17%)	S11506686	PropTx
02/06/2015	Listed for Sale	\$534,900	X3112871	PropTx
01/31/2015	Listed for Sale	\$534,900 (+855.18%)	S11506686	PropTx
07/18/2007	Sold	\$56,000 (-6.51%)	S11668044	PropTx
09/08/2006	Listed for Sale	\$59,900	S11668044	PropTx

LISTING CONTRACTED WITH

EXP REALTY

PHONE 866-530-7737

4711 Yonge St 10th Flr Toronto M2N6K8

WASIM JARRAH, FRI, Broker 416-899-5566

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