

32 COURTICE Crescent, Collingwood, Ontario L9Y 4G1

Client Full
Active / Residential Lease

32 COURTICE Cr Collingwood

MLS® #: 40307248
 Price: **\$1,003/Per Month**



Simcoe County/Collingwood/CW01-Collingwood

Backsplit/House

	Beds	Baths	Kitch
Lower	1	1	

Beds (AG+BG): **1 (0 + 1)**
 Baths (F+H): **1 (1 + 0)**
 SF Total: **450/Owner**
 SF Range: **0 to 500**
 AG Fin SF: **450.00/Owner**
 DOM/CDOM: **9/9**
 Pets Y/N:
 Lease Term: **12 Months**
 Parking Spcs: **3**
 Furnished Y/N: **No**

Remarks/Directions

Public Rmks: **Newly renovated all inclusive one bedroom, bright lower level apartment with separate entrance located in a quiet neighbourhood close to amenities. New flooring (including in-floor tile heating throughout) gas fireplace in living area, air conditioning, 4 PC bathroom with tub/shower, parking for 3+ cars, storage closet and backyard space for a BBQ. Option for laundry utilities, with additional fee of \$150/month. A+ tenant.**

Directions: **High Street to Griffin to Courtice**

Exterior

Exterior Feat: **Patio(s)**
 Construct. Material: **Aluminum Siding, Brick Front**
 Shingles Replaced:
 Yr Built Desc: **//**
 Property Access: **Public Road, Year Round Road**
 Other Structures: **Fence - Full**
 Garage and Parking: **Attached Garage, Private Drive Double Wide,**
 Parking Spaces: **3**
 Water Source: **Municipal**
 Lot Front (Ft): **50.00**
 Location:
 Area Influences: **Beach, Downtown, Golf, Hospital, Park, Schools, Shopping Nearby, Trails**
 Topography: **Level**
 Restrictions: **Subdiv. Covenant**
 Local Improvement: **No**
 Elementary School: **CAMERON/ST MARY'S /Secondary-CCI/JEAN VANIER**

Foundation: **Concrete**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **Unknown**
 Rd Acc Fee:
 Winterized:
 Garage Spaces: **0.0**
 Sewer: **Sewer (Municipal)**
 Driveway Spaces: **3**
 Water Tmnt:
 Lot Depth (Ft): **100.00**
 Lot Irregularities: **50' X100'**
 Land Lse Fee:
 Fronting:

Interior

Interior Feat: **None**
 Basement: **Full Basement, Fully Finished,**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Inclusions: **Refrigerator, Stove**
 Electric Age:
 Plumbing Age:
 Furnished: **No**

Common Elements

Locker:
 Balcony:

Lease/Rental

Tenant Pays: **Tenant Insurance**
 Owner Pays: **All Inclusive**
 Lease Requirements: **Credit Check, Deposit, Lease Agreement, Rental Application**
 Legal Desc: **PTLT 39 PL1628 COLLINGWOOD PT1,2,4,5,6,7 51R6719;S/T R0396301,S/T R0617582 & S/T R0405798(PARTIALLY RELEASED BY R0617583**

Zoning: **R1**
 Assess Val/Year: **/**
 PIN: **582760080**
 ROLL: **433107000420300**
 Possession/Date: **Flexible/**
 Prop Mgt Contact:
 Common Elem Fee: **No**
 Legal Desc: **PTLT 39 PL1628 COLLINGWOOD PT1,2,4,5,6,7 51R6719;S/T R0396301,S/T R0617582 & S/T R0405798(PARTIALLY RELEASED BY R0617583**

Survey: **/**
 Hold Over Days: **120**
 Occupant Type: **Owner**
 Deposit: **2006**
 Sublease Y/N: **No**
 Local Improvements Fee: **No**
 Survey: **/**
 Hold Over Days: **120**
 Occupant Type: **Owner**
 Deposit: **2006**

Brokerage Information

List Date: **08/12/2022**
List Brokerage: [Real Broker Ontario Ltd. Brokerage \(Toronto\)](#) 
Source Board: **The Lakelands Association of REALTORS®**

Prepared By: Darby Hiles, Broker

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Date Prepared: 08/21/2022

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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