

	93 Archer Ave Collingwood Ontario L9Y 3B7 Collingwood Collingwood Simcoe Taxes: \$4,037/2024 Part Block 260 Plan 51M1170 designated as part 18 plan 51R42710 subject to an easement for entry as in SC1638581 subject to an easement for entry as in SC1846730 town of Collingwood					List: \$829,000 For: Sale
	Att/Row/Twnhouse Link: 2-Storey Irreg: Dir/Cross St: High Street onto Plewes Directions: High Street onto Plewes		Front On: S Acre: < .50 29.97 x 102.3 Feet		Rms: 14 Bedrooms: 3 Washrooms: 4 1x2xMain, 2x8x2nd, 1x3xBsmt	
	SPIS: N DOM: 40 Last Status: NEW					
	MLS#: S12045018 Holdover: 60 PIN#: 582611796 Additional PIN#:					
Sellers: Julia White		Possession: Flexible		Rmrks: Flexible		Contact After Exp: N
ARN#:		Occup: Owner				
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 0-5 Apx Sqft: 1500-2000 Assessment: POTL: Elevator/Lift: N Garage: Y Laundry Lev: Phys Hdcp-Eqp:		Exterior: Brick Drive: Private Gar/Gar Pk Spcs: Attached / 1 Drive Pk Spcs: 2 Tot Pk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fenced Yard, Golf, Park, Public Transit, Skiing HST Applicable to Included In Sale Price: Exterior Feat: Deck,Landscaped Interior Feat: Air Exchanger,Auto Garage Door Remote Security Feat: Smoke Detector Roof: Asphalt Shingle Foundation: Brick		Zoning: R1 Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Retirement: N Oth Struct: Lot Shape: Rectangular Lot Size Source: GeoWarehouse Survey Type: None		
Topography: Flat						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	11.71	x 11.71		
2	Dining	Main	8.2	x 10.4		
3	Living	Main	12.89	x 11.71		
4	Prim Bdrm	2nd	14.11	x 16.11		
5	2nd Br	2nd	11.19	x 12.99		
6	3rd Br	2nd	10.6	x 11.52		
7	Laundry	3rd	6	x 10.79		
8	Rec	3rd	19.59	x 20.41		
Client Remks: Welcome to 93 Archer Ave Nestled in the prestigious Summit View community by Devonleigh Homes, this exquisite residence offers the perfect blend of modern luxury and mountain-town charm. Ideally situated just 8 minutes from Blue Mountain and Osler Private Ski Club, this home presents an unparalleled lifestyle in one of Collingwoods most sought-after neighborhoods. Designed for refined living, this nearly new and impeccably maintained home boasts an impressive array of upgrades, including soaring 9 ceilings, rich hardwood floors, designer light fixtures, and elegant granite countertops. The gourmet kitchen is a chefs dream, featuring a subway tile backsplash, premium stainless steel appliances, a gas stove, and a fridge with a built-in water line. Custom doors and trim add a sophisticated touch, while the oak staircase serves as a stunning centerpiece. Sunlight floods the open-concept living spaces, creating an inviting and airy ambiance throughout. The upper level offers three generously sized bedrooms, including a luxurious primary suite with a beautiful ensuite. Indulge in the glass-enclosed shower, double vanity, and a spacious walk-in closet, complemented by a separate linen closet for added convenience. The expansive driveway accommodates two large vehicles in addition to the attached garage, ensuring ample parking. Below, the brand-new finished basement allowing natural light to pour in, and is complete with a stylish laundry room, fitness area, and a fully renovated bathroom and living space. Step outside to your private landscaped backyard oasis, where a new deck and fully fenced yard provide the perfect setting for relaxation and entertaining. Perfectly located just minutes from boutique shops, gourmet restaurants, and everyday essentials, 93 Archer Ave offers an unparalleled living experience in an exceptional community.						
Extras:						
Inclusions: Dishwasher, Dryer, Gas Oven Range, Garage Door Opener, RangeHood, Refrigerator, Washer						

Exclusions: Rental Items: Hot Water Tank Showing Requirements: Go Direct Brkage Remks:		
Lot Size Area: Sqft Other: Sqft Total Unfinished:	Sqft Below Grade Finished: Sqft Below Grade Source: Sqft Above Grade Finished: 1618 Sqft Above Grade Source: Plans	
Bosley Real Estate Ltd. Ph: 705-444-9990 Fax: 416-322-8800 276 Ste Marie Street Collingwood L9Y3K7 <u>GIOVANNI BONI, Salesperson</u> 647-988-5834		
Contract Date: 03/27/2025 Expiry Date: 08/06/2025 Last Update: 03/27/2025	Condition: Cond Expiry: CB Comm: 2.5% + HST	Ad: Y Escape: Original: \$829,000





