

**44 Lett Ave**  
**Collingwood Ontario L9Y 0Z5**  
Collingwood Collingwood Simcoe  
**Taxes:** \$4,484/2024  
Plan 51M1903 SCP433

**List: \$729,000 For: Sale**  
**SPIS:** N  
**DOM:** 25  
**Last Status:** NEW

Att/Row/Twnhouse  
**Link:**  
2-Storey  
**Irreg:**

**Front On:** E  
**Acre:**  
19.69 x 90.55 Feet

**Rms:** 8  
**Bedrooms:** 2  
**Washrooms:** 4  
1x2xGround, 1x4x2nd, 1x4x2nd,  
1x2xBsmt

**Dir/Cross St:** Lett and Cranberry Trail East  
**Directions:** Hwy 26 West to Cranberry Trail East to Lett

**MLS#:** S12077672  
**Holdover:** 60  
**PIN#:** 582550663  
**Additional PIN#:**

**Sellers:** Blair Jeffrey Robbins  
**Possession:** 30-59 days  
**Date:** 06/15/2025  
**ARN#:** 433104000217164

**Contact After Exp:** N  
**Rmrks:** Flexible  
**Occup:** Vacant

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Full <b>Fireplace/Stv:</b> Y <b>Fireplace Feat:</b> Living Room,Natural Gas <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 6-15 <b>Year Built:</b> 2017 <b>Year Built</b> MPAC <b>Source:</b> <b>Apx Sqft:</b> 1100-1500 <b>Assessment:</b> 2024 <b>POTL:</b> <b>Elevator/Lift:</b> N <b>Garage:</b> Y <b>Laundry Lev:</b> <b>Phys Hdcp-Eqp:</b> N <b>Accessibility</b> Open Floor Plan <b>Feat:</b>	<b>Exterior:</b> Brick Front / Vinyl Siding <b>Drive:</b> Inside Entry <b>Gar/Gar Pk Spcs:</b> Attached / 1 <b>Drive Pk Spcs:</b> 2 <b>Tot Pk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> <b>Energy Cert:</b> N <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove, Golf, Hospital, Public Transit, Rec Centre, School Bus Route, Skiing <b>Under Contract:</b> Hot Water Tank-Electric <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Development</b> Yes <b>Charges Paid:</b> <b>Exterior Feat:</b> Porch,Recreational Area,Year Round Living,Landscaped,Deck <b>Interior Feat:</b> Storage Area Lockers,Auto Garage Door Remote <b>Security Feat:</b> Carbon Monoxide Detectors,Smoke Detector <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Poured Concrete	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> N <b>Oth Struct:</b> <b>Lot Size Source:</b> MPAC <b>Survey Type:</b> None <b>Local Imprvmnts:</b> N <b>Phased in Tax:</b> \$371,000
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**Topography:** Dry,Flat  
**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	14.4	x 20.34	
2	Dining	Ground	6.56	x 6.56	
3	Kitchen	Ground	10.01	x 11.52	
4	Bathroom	Ground	0	0	2 Pc Ensuite
5	Prim Bdrm	2nd	12.01	x 16.01	4 Pc Ensuite
6	Br	2nd	10.01	x 10.99	
7	Bathroom	2nd	0	0	4 Pc Bath
8	Family	Bsmt	12.01	x 16.01	
9	Bathroom	Bsmt	0	0	2 Pc Bath
10	Foyer	Ground	10.01	x 6	

**Client Remks:** Blue Fairways freehold townhome nestled near Cranberry Golf Course on a premium lot. Just a seven minute drive to the ski hills but yet a 10 minute drive to Historic downtown Collingwood. This Pine Valley floorplan consists of 1216 above grade sq ft with another 419 on the lower level. Open plan main level with vaulted ceilings ,gourmet kitchen with extended breakfast area, gas fireplace and engineered hardwood flooring. Dining area off the kitchen leads to a custom built deck which is offers privacy, shelter and entertainment in the warmer months. Second levels offers a primary bedroom with ensuite, a further bedroom, 4 piece bathroom and laundry facilities. The lower level is finished with a large family room, currently set up as a bedroom with a 2 piece bathroom. Single car garage with inside entry. Directly behind the townhome is a park area and recreation centre with outdoor pool and indoor gym. Furniture and furnishings are available with the right offer.POTL fees are \$165 per month,includes snow removal,street maintenance and use of the rec centre.

**Extras:**

**Inclusions:** Fridge, gas stove, dishwasher, built in microwave, washer, dryer, all light fixtures, window coverings, remote garage door opener, carbon monoxide detectors

**Exclusions:** None

**Rental Items:** Hot water tank

**Showing Requirements:** Lockbox,See Brokerage Remarks,Showing System

**Brkage Remks:** Furniture and furnishings can be included with a decent offer

**Offer Remks:** Offers welcome anytime,this is a POTL so needs to be submitted on a POTL offer.

**Lot Size Area:** 1782.5

**Sqft Other:**

**Sqft Total Unfinished:**

**Sqft Below Grade Finished:** 420

**Sqft Below Grade Source:**

**Sqft Above Grade Finished:** 1216

**Sqft Above Grade Source:** MPAC

RE/MAX Four Seasons Realty Limited **Ph:** 705-445-8500 **Fax:** 705-445-0589

67 First St. Collingwood L9Y1A2

LORRAINE CHAMPION, Salesperson 705-441-3642

**Contract Date:** 04/11/2025

**Condition:**

**Ad:** Y

**Expiry Date:** 08/31/2025

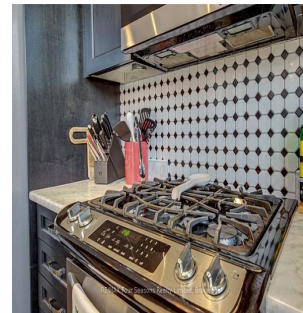
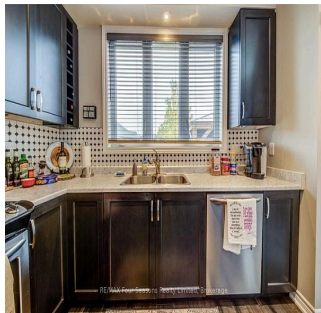
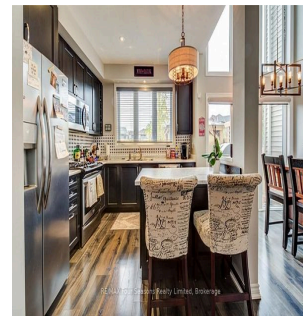
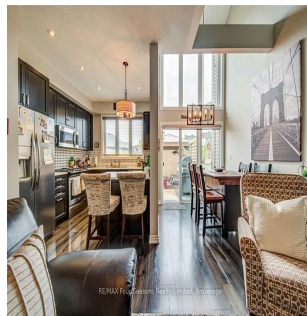
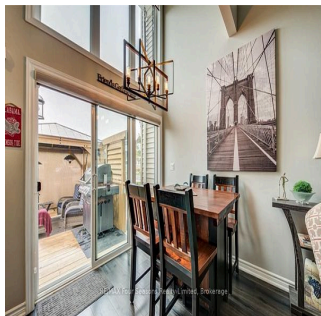
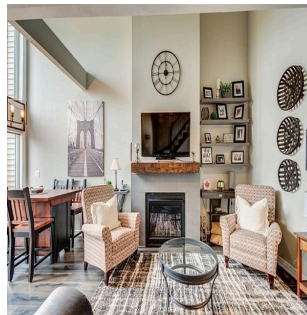
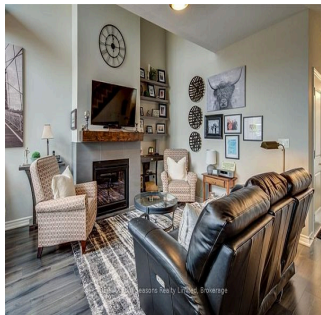
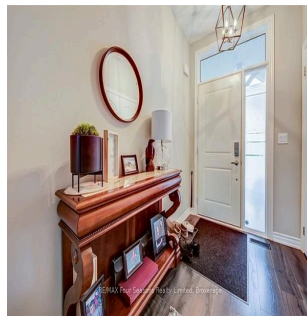
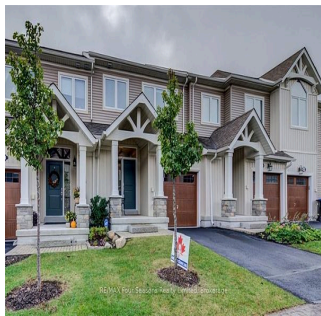
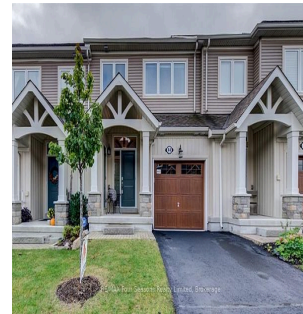
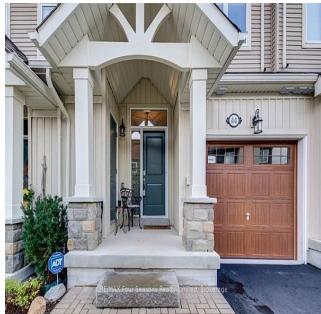
**Cond Expiry:**

**Escape:**

**Last Update:** 04/11/2025

**CB Comm:** 2% plus tax

**Original:** \$729,000







44 LETT AVE, COLLINGWOOD L9Y 0Z5

# S12077672

