



**15 FOLEY Cres**  
**Collingwood Ontario L9Y 3B7**  
Collingwood Collingwood Simcoe  
**Taxes:** \$3,637.79/2024 **SPIS:** N **Last Status:** PC  
**DOM: 22**  
PART BLOCK 289, PLAN 51M1170, PART 93 PLAN 51R42248 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2024/11/07 AS IN SC1638658 SUBJECT TO AN EASEMENT FOR ENTRY AS IN SC1667596 TOWN OF COLLINGWOOD  
**Att/Row/Twnhouse** **Front On:** W **Rms:** 8 + 0  
**Link:** **Acre:** < .50 **Bedrooms:** 3 + 0  
2-Storey 42.97 x 101.73 Feet **Washrooms:** 2  
**Irreg:** 1x2xMain, 1x4x2nd  
**Dir/Cross St:** High St / Plewes Dr  
**Directions:** High St to Plewes Dr to Foley Crescent

**MLS#:** S12082401 **Sellers:** David Mazzuca & Melissa Mazzuca **Contact After Exp:** N  
**Holdover:** 90 **Possession:** Flexible **Rmrks:** Flexible **Occup:** Owner  
**PIN#:** 582611730 **ARN#:**  
**Additional PIN#:**

<b>Kitchens:</b> 1 + 0 <b>Fam Rm:</b> N <b>Basement:</b> Full / Unfinished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 0-5 <b>Apx Sqft:</b> 1100-1500 <b>Assessment:</b> <b>POTL:</b> <b>Elevator/Lift:</b> N <b>Garage:</b> Y <b>Laundry Lev:</b> Lower <b>Phys Hdcp-Eqp:</b>	<b>Exterior:</b> Brick / Stone <b>Drive:</b> Private <b>Gar/Gar Pk Spcs:</b> Attached / 1 <b>Drive Pk Spcs:</b> 1 <b>Tot Pk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Golf, Hospital <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Interior Feat:</b> Auto Garage Door Remote <b>Security Feat:</b> Carbon Monoxide Detectors,Smoke Detector <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete	<b>Zoning:</b> R1 <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>Retirement:</b> <b>Oth Struct:</b> <b>Lot Size Source:</b> GeoWarehouse <b>Survey Type:</b> None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.41	x 6	
2	Kitchen	Main	18.01	x 10.83	
3	Living	Main	14.34	x 12.24	
4	Bathroom	Main	0	0	2 Pc Bath Updated
5	Prim Bdrm	2nd	14.24	x 12.83	His/Hers Closets
6	Br	2nd	9.74	x 10.99	
7	Br	2nd	8.33	x 13.58	W/I Closet
8	Bathroom	2nd	0	0	4 Pc Bath

**Client Remks:** Welcome to 15 Foley Crescent, a beautifully updated END-UNIT townhome, situated on a premium 43' wide CORNER LOT in the Summit View community. The thoughtfully designed floor plan offers an open-concept main floor with abundant natural light and beautiful engineered hardwood floors. The bright eat-in kitchen features a breakfast bar, elegant backsplash and large dining area. Walk out from the living room to a fully fenced yard, complete with a hardscape patio, gas bbq hook up, gazebo and large shed, ideal for outdoor entertaining. Upstairs, the primary bedroom boasts double closets and the two additional bedrooms provide flexibility and ample storage - one with a walk in closet. A 4-piece bathroom and oversized linen closet completes the upper level. The unfinished basement offers great potential, with a rough-in for a bathroom, ready for your finishing touches. This home combines style, comfort, and convenience in a prime location within one of Collingwood's highly sought after communities. Don't miss out on this gem!

**Extras:**  
**Inclusions:** Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, RangeHood, Refrigerator, Smoke Detector, Stove, Washer.  
**Exclusions:**  
**Rental Items:** Hot water tank  
**Showing Requirements:** Lockbox,Showing System  
**Brkage Remks:** Please include schedule B & 801 with all offers. Buyer And Buyer Agents To Verify All Tax And Measurements. If LA shows the property to another agents client(s) on their behalf, a 25% referral to be paid.

**Lot Size Area:** **Sqft Below Grade Finished:**  
**Sqft Other:** **Sqft Below Grade Source:**

Prepared By: DARBY HILES

SUTTON GROUP INCENTIVE REALTY INC., BROKERAGE

Printed on 05/06/2025 7:23:11 AM

**Sqft Total Unfinished:**

**Sqft Above Grade Finished:** 1467

**Sqft Above Grade Source:** Plans

RE/MAX By The Bay Brokerage **Ph:** 705-429-4500 **Fax:** 705-429-4019

6-1263 Mosley Street Wasaga Beach L9Z2Y7

JESSICA SCHAAP, Salesperson 647-289-1961

**Contract Date:** 04/14/2025

**Condition:** **Appt:** Broker Bay

**Ad:** Y

**Expiry Date:** 06/30/2025

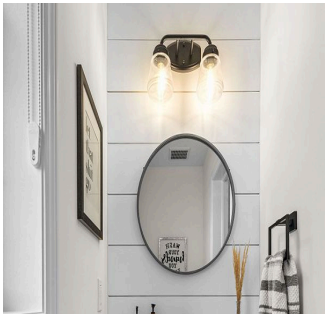
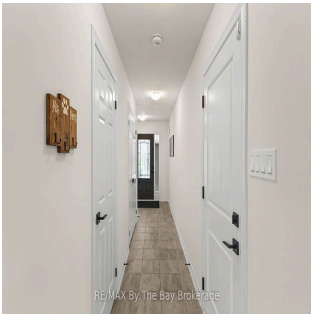
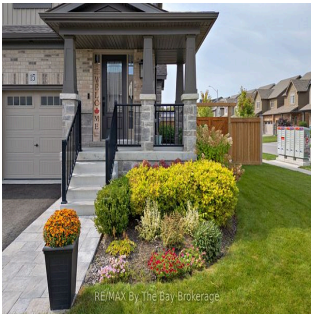
**Cond Expiry:**

**Escape:**

**Last Update:** 04/23/2025

**CB Comm:** 2.5% + HST

**Original:** \$779,000





# S12082401

