

4 Cranberry Shores

Collingwood

CranberryShores.com



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Broker

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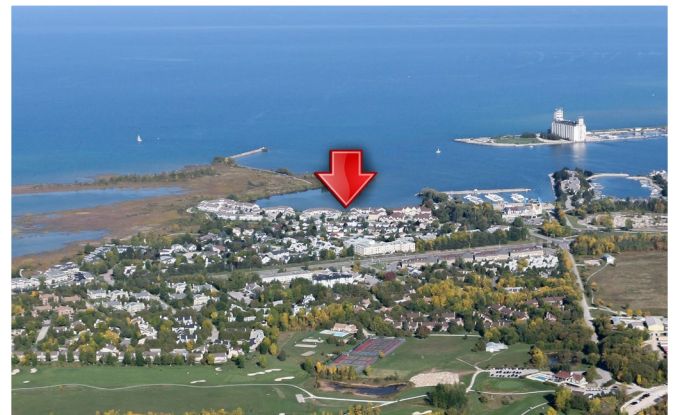
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You'll fall in love with this 3 bedroom 2 bath 1535 total sq ft condo. Enjoy breathtaking views of Georgian Bay as you entertain and BarBQ from the oversized south exposure sun deck, or if you prefer, walkout to your own ground floor backyard patio. This spacious condo comes equipped with 6 appliances, A/C, forced air gas furnace, a cathedral ceiling in living room, a cozy natural gas fireplace, gas BBQ connection on the deck, plus 1 car garage with inside entry. Outside you also have access to the In-ground pool that overlooks the bay. Also nearby nature trails, boardwalk, plus a Marina are a short walk away. This location is ideal for an active lifestyle, as a weekend getaway or fulltime residence. Call today for your own personal tour!



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Address: 4 CRANBERRY SHOR
 City: COLLINGWOOD, L9Y 5C3
 MLS® #: 592300004
 Waterfront Name: GEORGIAN BAY
 PKA: CRANBERRY SHORES
 Lot Dimension/Acreage: CONDO
 Exposure: East
 SQ.FT. above: 1,535
 Total SqFt Finished: 1,535
 Possession: TBA
 Type: Condominiums
 Style: 2 Storey, Townhouse
 Title to Land: Condominium Act
 Property Size: Under 0.5 Acres
 Land Features: Cul de Sac, Landscaped, Level, View
 Access: Year Round Municipal Road
 Waterfront Features: Water View
 Shoreline: Mixed
 Heating/Mechanical: Central Air, Fireplace - Gas, Forced Air, Natural Gas
 Garage Type: Attached, Single
 Accessory Buildings: None
 Water: Municipal
 Sewer: Municipal

Utilities/Services: Bus Service, Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Natural gas, Street Lights
 Rental Equipm.: Water Heater
 Lease-To-Own Equip: None
 Exterior: Aluminum, Vinyl, Wood
 Driveway: Interlocking
 Basement: None
 Interior Features: Ensuite, Fireplace(s), Main Floor Laundry
 Flooring: Carpet, Ceramic Tile
 Ext. Features: Pool - Inground, Sprinkler System
 Easements/Restrictions: Other
 Bedrooms: 3
 Bathrooms: 2 \\
 Yr.Built: 1999
 Taxes: \$3,828 (2014)
 Condo Fee: 439
 Condo Corp Year End: APRIL 30

Inclusions: Dishwasher, Dryer, Garage Door Opener(s), Microwave, Refrigerator, Stove, Washer, Window Coverings /
 Exclusions: none

Directions Hwy 26 West to Harbour St., to Balsam St. to Cranberry Shores

Floor	Room	Size	Floor	Room	Size
2ND FLOOR	KITCHEN	9'3 X 13'	MAIN FLOOR	BEDROOM	12'4 X 12'9
2ND FLOOR	DINING NOOK	11'4 X 12'10	MAIN FLOOR	BEDROOM	15 X 12'7
2ND FLOOR	LIVING ROOM	14 X 14'10	2ND FLOOR	ENSUITE (2 to 6 pcs)	3 PC
2ND FLOOR	MASTER BEDROOM	13 X 14'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	LAUNDRY	2'11 X 3'5			



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The information contained in this fact sheet has been supplied by the owner of this property. We have relied on the owner's representations for the purposes of preparing this fact sheet. Not intended to solicit buyers and sellers currently under contract with a broker. All measurements are approximate.