



Cross Property Client Full

40 TROTT BOULEVARD #508
Collingwood, ON L9Y 5K5
Simcoe County/ Collingwood/

Residential/ Condo/ For Sale
Active

Price: \$950,000.00



MLS@#: **185794**
List Date: **05-Apr-2019**
Type: **Other (see remarks)**
Style: **2 Storey**
Sqft Above Grade: **1,981**
Sq Ft Finished: **1,981**
Sq Ft Source: **Floor plan(s)**
New Construction: **No**
Title/Ownership: **Condominium**
Fronting On: **West**
Access: **Municipal road, Year Round**
Driveway Spaces/Type: **1/ Other/ Asphalt**
Waterfront: **No**
Leased Land Fee: **No**
Bedrooms (AG/BG): **3 (3/ 0)**
Bathrooms (F/H): **4 (3/ 1)**
Sqft Below Grade: **0**
Sq Ft. Unfinished:
Rooms: **10**
Recreational: **No**
Year Built/Desc: **2008/ Completed / New**
WF Exposure:

Public Remarks: **Imagine sitting on the balcony looking out to stunning views of Georgian Bay from this 3 bed, 3.5 bath condo in the prestigious Admiral's Gate. This home is ideal for those seeking a relaxed yet active lifestyle in Collingwood, steps from the bay! The main level is open plan & brightly lit by windows showing views of both the bay & escarpment. The kitchen is the perfect space to entertain, with a wet bar, large island, granite counters, plenty of cupboard space & high end appliances. The living/dining space features a gas fp, dining area & walk out to the balcony with a panoramic bay view. The main floor master features 4 closets & ensuite bath. The upper level has 2 beds w/walk outs, views & ensuites! This unit comes with a separate single garage, 1 reserved parking space & visitor parking. Admire the beautiful grounds of Admiral's Gate with manicured gardens & an outdoor pool! Close to golf clubs, hiking trails, Blue Mountain, all area amenities & a short drive from Thornbury.**

Directions: **Off HWY 26, Turn Right onto Trott Blvd, Turn Left onto First Driveway.**

Interior Features: **Alarm System, Carbon Monoxide Detector, Smoke Detector**
Basement: **None/ None/**
Heat Primary/Sec: **Forced Air-Electric/**
HVAC: **Central Air**
Under Contract/Rental Items: **Hot Water Tank**
Fireplace:
Foundation: **Poured Concrete**
Plumbing Age:

Exterior Features: **Vinyl Siding**
Restrictions: **None**
Services: **Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Recycling Pickup**
Topography: **Clear View, Level**
Roofing: **Shingles**
Water/Supply Type: **Municipal/**
Site Influences: **Cul de Sac/Dead End, Golf, Major Highway, Shopping Nearby, Skiing, Trails, Water View**
Exposure:
Pool: **Community**
Alternative Power:
Yr Roof Surface Replaced:
Sewage: **Municipal Sewers**

Inclusions: **Dishwasher, Refrigerator, Stove, Smoke Detector**
Exclusions: **None.**

Condo Name: **Admiral Gate**
Condo Corp.#: **NO.314**
Condo Corp. Yr End: **31-Aug-2019**
Laundry Access:
Parking Type #1:
Condo Amenities:
Included In Costs:
Lease Requirements:
Property Mgr/Phone: **E&H Property Management/**
Condo Fee: **676.00**
Pets Permitted: **Yes**
Property Mgr/Phone: **E&H Property Management/**
Fee Remarks:
Status Certificate/Date: /
Locker #/Info: / **None**
Parking Type #2:
Exclusive
Balcony, BBQs Permitted, Pool, Visitor Parking, Year Round Living
Building Maintenance, Ground Maintenance/Landscaping, Snow Removal
Pets Permitted: **Yes**

Roll#: **433104000214675**
Pin#: **593140099**
Assessment \$/Year: **\$604,000/2019**
Legal Description:
Tax Information:
Local Improve Fee/Comments: /
Zoning: **Residential**
Survey/Year: **No**
Taxes/Year: **\$6,900/ 2019**
Survey Type:

Room	Level	Dimensions	Features
Kitchen	M	19'9"x8'4"	
Living Room	M	11'8"x20'1"	
Dining Room	M	8'1"x16'4"	
Master Bedroom	M	14'11"x12'6"	
Ensuite	M		4-Piece
Bathroom	M		2-Piece
Bedroom	2	11'5"x14'8"	
Ensuite	2	5'1"x9'7"	3-Piece
Bedroom	2	17'4"x13'1"	
Ensuite	2	8'2"x7'11"	3-Piece

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 04/05/2019

Prepared By: STEVE SIMON, Salesperson

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