

Property Features for
8146 36/37 Nottawasaga Sideroad, Collingwood

Exterior

- Stunning custom built home
- Detached double garage & Attached double garage
- Heated salt water pool
- Pool house
- Fire pit
- Outside dining space
- Front porch area
- Large driveway
- Gated entrance
- Controlled Entry
- Fenced Partial
- Hot Tub
- Landscape Lighting
- Lawn Sprinkler System
- Patio
- Year-Round Living

INTERIOR

- Grand entrance
- 5 bedrooms including master suite
- 3 bathrooms
- Great room with walk out
- Kitchen/dining
- Office
- Laundry room
- Fully finished lower level
- Gym
- Storage room
- Rec room
- New designer light fixtures (2016)
- New air conditioner (2019)
- Wired in sound system

GREAT ROOM

- Tall ceilings
- Stone surround gas fireplace and built ins
- Walk out to backyard

KITCHEN

- Granite countertops
- Large island with breakfast bar
- Pantry pull out cupboard
- High end appliances
- Sub zero wine fridge
- 2 dishwashers



- Cathedral ceiling with wood beams
- Miele coffee maker

MASTER SUITE

- Walk out to backyard
- Ensuite 5pc bathroom with soaker tub
- Walk in closet

UPPER LEVEL

- 4 guest bedrooms – 2 with ensuites
- Shared Jack and Jil spa-like bathroom with steam shower and soaker tub

LOWER LEVEL

- Spacious rec room
- Bar area with 2 bar fridges
- 2pc bathroom
- Storage room
- Gym
- New carpet (2016)

THE AREA

- Minutes from Osler Brook Country Club
- Short drive to Downtown Collingwood and private ski clubs

INCLUSIONS

- Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings, Wolf Gas Stove, Dishwasher x2 in Kitchen, Coffee Maker, Invisible Fence, Light Fixtures, Pool Table. Garden Ornaments Negotiable

EXCLUSIONS

- None.

UTILITIES

- Hydro One: \$5736/year (average \$478/month)
- Sparlings Propane: \$471.33/month on average
- Taxes (2019): \$10,467.43
- Landscape and pool maintenance: \$6000/Season
- Satellite/Internet: \$112/Month

OTHER LISTING DETAILS

- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, School Bus Route, Telephone
- Topography: Dry, Flat, Wooded/Treed
- Roofing: Asphalt, Shingles Yr Roof Surface Replaced:
- Water/Supply Type: Well/ Drilled Well
- Sewage: Septic
- Water Treatment: Sediment Filter, Water Softener

