

55 TROTT Boulevard Unit #132, Collingwood, Ontario L9Y 5B8

Client Full
Active / Residential

55 TROTT Bv #132 Collingwood
Pending Board Approval

MLS® #: 40023950
Price: **\$349,000**



Simcoe County/Collingwood/CW01-Collingwood 2 Storey/Row/Townhouse

	Beds	Baths	Kitch
Main	1	1	1
Second	1	1	

Beds: **2 (2 + 0)**
Baths: **2 (2 + 0)**
SF Total: **1,127/Plans**
SF Range: **1001 to 1500**
Abv Grade Fin SF: **1,127.00/Plans**
Blw Grade SF: **0.00**
Common Interest: **Condominium**
Tax Amt/Yr: **\$1,768/2019**
Condo Fee/Freq: **428.00/Monthly**
Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **Well-maintained, 2 bedroom condo with loft in Collingwood's desirable Harbourside Community, a short drive from Blue Mountain and the area's private ski clubs and beaches. The main level features an open concept design with a modern kitchen/dining area, good sized living space with new cozy gas fireplace (2018), vaulted ceilings, guest bedroom, 4pc bath, new washer and dryer (2019) and walk out to oversized balcony; the perfect area to entertain in the warmer months. Head upstairs and you'll find a spacious loft master suite overlooking the main floor, with a 4pc ensuite bathroom and storage. Looking for extra storage? The ground level offers space for skis/snowboards and/or other seasonal equipment! The ideal ALL SEASON weekend retreat or first home, close to Downtown Collingwood's award winning dining, boutiques and many trails and a short drive to everything the picturesque Blue Mountains has to offer.**

Directions: **Turn onto Trott Blvd off HWY 26 (across the road from Cranberry), Turn Right, Property will be on the Right**
Common Elements

Assoc Amenities: **BBQs Permitted, Visitor Parking**
Assoc Fees: **\$428.00/Monthly**
Assoc Fee Incl:
Assoc Fee Rmks:
Prop Mgmt Co: **E & H property management**
Building Name: **Cranberry**

Pets Allowed: **Yes**
Locker: **None**
Condo Corp #: **NO. 167**
Condo Corp Yr End: **08/31/2020**

Exterior

Construct. Material: Vinyl Siding	Foundation: Poured Concrete	Roof: Shingles
Shingles Replaced:		Prop Attached: Attached
Year/Desc/Source: 1989/Completed / New/Owner		Apx Age: 31-50 Years
Property Access: Year Round Road		Rd Acc Fee:
Pool Features: None		
Parking Features: Unassigned Parking, Asphalt Driveway, Mutual/Shared Driveway		Carport Sp:
Parking Spaces:	Driveway Spaces: 1	Sewer: Sewer (Municipal)
Garage Sp/Desc:		
Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection		
Water Source: Municipal	Water Tmnt:	
Lot Size:	Acres Range:	Acres Rent:
Area Influences: Major Highway, Schools, Shopping Nearby, Skiing, Trails		Fronting On: East
Topography: Flat		
Restrictions: Subdiv. Covenant		

Interior

Interior Feat: Other	
Security Feat: Smoke Detector(s)	
Basement: None	
Cooling: Other	
Heating: Electric Forced Air	
Under Contract: Hot Water Heater	Contract Cost/Mo: 44.00
Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings	
Exclusions: all furniture and decor	

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
Legal Desc: **UNIT 10, LEVEL 2, SIMCOE CONDOMINIUM PLAN NO. 167 ; PT BLK D PL 1657, PTS 3 & 4 51R20279, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT206150; COLLINGWOOD**

Zoning: **R1**
Assess Val/Year: **\$151,000/2020**
PIN: **591670024**
ROLL: **433104000214533**
Possession/Date: **Flexible/**

Survey: **/**
Hold Over Days:
Occupant Type: **Owner**
Deposit:

Brokerage Information

List Date: **09/21/2020**
List Brokerage: **Royal LePage Locations North (Collingwood), Brokerage**
Source Board: **Southern Georgian Bay**

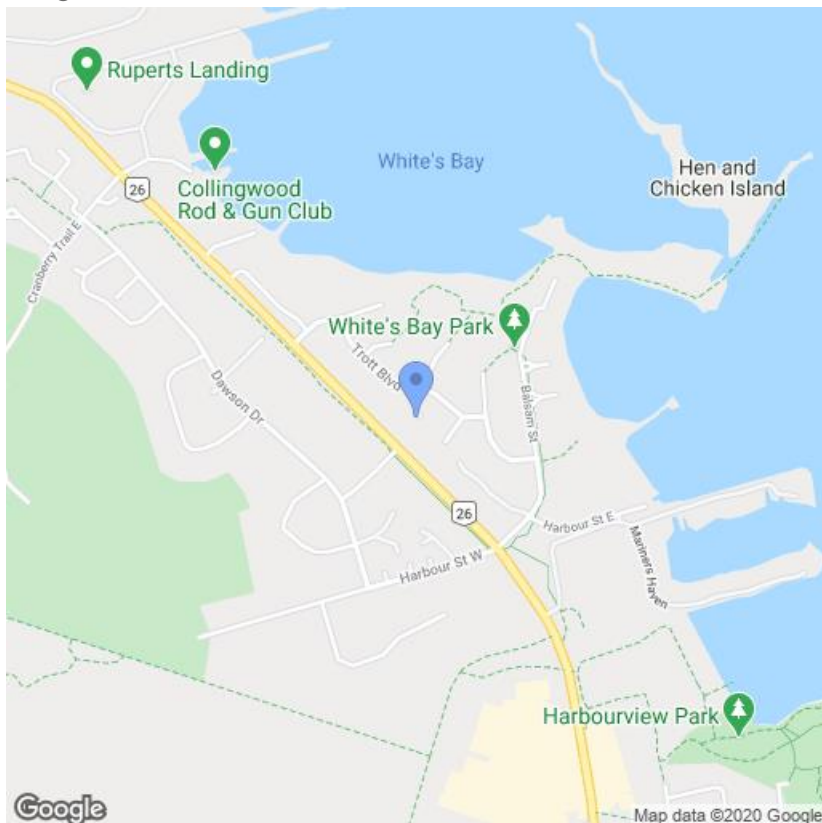
Prepared By: JENNA DAVIS, Salesperson

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Date Prepared: 09/21/2020

Information deemed reliable but not guaranteed. CoreLogic Matrix

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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Kitchen	Main	11.8 x 15.4	3.66 M x 4.57 M	
Living Room	Main	14 x 13.6	4.27 M x 4.27 M	
Bedroom	Main	9.06 x 13.02	2.74 M x 3.96 M	
Master Bedroom	Second	17.02 x 14.06	5.18 M x 4.27 M	
Bathroom	Second			4-Piece
Bathroom	Main			4-Piece

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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Information Statement:

Date:

Level:

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Click the LifeStyle Match button to prioritize which property features matter most to you.