

PROPERTY FEATURES AND FINISHES
206-40 Trott Blvd, Collingwood
Admirals Gate

EXTERIOR

- Located in Collingwood's premier community 'Admirals Gate'
- Largest unit available above grade at Admirals Gate
- Underground parking space and storage locker (8 1/2ft high)
- Ground level parking space
- Elevator
- Luxury townhome
- Steps from the waterfront

INTERIOR

- 2366sqft
- 3 bedrooms + den
- 3.5 bathrooms
- Open plan kitchen, living and dining space
- Powder room
- Large entry
- Main floor laundry
- Den/bedroom
- Panoramic views of Georgian Bay from spacious private decks
- Upper level master suite
- 2 upper level guest suites, both with ensuite bathrooms
- Large skylight that provides natural light year round
- California shutters
- Beautiful detailing with crown mouldings in every room
- Heated tile floors in foyer, hallways, powder room and master en-suite
- Georgian Bay views throughout
- Immaculate condition

KITCHEN

- Large granite countertop island
- Breakfast bar
- Wet bar with wine fridge
- High end appliances

LIVING/DINING

- Views of the bay
- Walk out to large balcony with outdoor dining and sitting area
- Gas fireplace
- Large windows



UPPER LEVEL MASTER AND ENSUITE

- Balcony with commanding views of the bay.
- Gas fireplace
- 5pc ensuite bathroom
 - Heated floors
 - Steam shower and rain head
 - Toilet/bidet combo
 - Tub with shower
- Regular closets and walk in closet

GUEST BEDROOM 1 WITH ENSUITE

- 3pc ensuite
- Mountain views
- Good size closet

GUEST BEDROOM 2 WITH ENSUITE

- 3pc ensuite
- Mountain views
- Good size closet
- Nautical window feature

THE AREA

- 5 minutes drive from Downtown Collingwood
- 15 minute drive from Thornbury and Blue Mountain Village
- Short drive from Georgian Bay Club and private ski clubs.

COMMUNITY FEATURES

- Resort like community
- Access to outdoor in-ground saltwater Pool & hot tub
- Trails to the Bay

CONDO INFORMATION

- \$944.20 a month
- Condo Corp.#: 314
- Pets Permitted: Yes
- Condo Amenities: BBQs Permitted, Pool, Visitor Parking, Year Round Living
- Included In Costs: Garbage Removal, Ground Maintenance/Landscaping, Snow Removal
- Property Mgr/Phone: E & H Property Management/ 519-599-3585



OTHER PROPERTY INFO

- Taxes in 2019: \$7,295.48
- Central air
- Forced air gas heat
- Water heater owned
- Restrictions: Conservation Control, Environment Protected, Subdivision Covenants
- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone
- Water supply: Municipal
- Sewers: Municipal
- Site Influences: Beach, Downtown, Golf, Hospital, Lake Access, Landscaped, Major Highway, Marina, Schools, Shopping Nearby, Skiing, Trails, Water View

INCLUSIONS

- Dishwasher, dryer, microwave, refrigerator, stove, washer, garage door opener, smoke detector, wine cooler, window coverings

EXCLUSIONS

- None



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.