

PROPERTY FEATURES AND FINISHES
306-40 Trott Blvd, Collingwood
Admirals Gate

EXTERIOR

- Double car garage
- 2 assigned parking spaces
- Luxury townhome

EXCLUSIVE DOUBLE GARAGE and x2 PARKING SPACES

- 2 outdoor oversized side by side parking spaces. Parking spaces are RARE as owners CANNOT park in visitors. All garages and parking are deeded separately.
- Double car garage 21' x 22' inside measurement, with large storage mezzanine , easy entrance and exit.
- Garage has built in broom closet and winter coat storage cedar closet. 12' ceiling height in garage.

INTERIOR

- Open plan kitchen, living and dining space
- Powder room
- Large entry
- Main floor laundry
- Main floor master suite
- 2 water view decks and 1 mountainside balcony
- Upper level master suite
- Upper level guest suite
- Central vacuum
- Central air
- Custom blinds and shutters throughout.
- Invisible screens on entrance and main floor deck.

KITCHEN

- Large granite countertop island
- Breakfast bar
- Side bar with built in microwave
- Under counter lighting
- High end appliances
- Gas hook up for stove

LIVING/DINING

- Views of the bay
- Walk out to large deck
- Custom stone surround gas fireplace

MAIN FLOOR MASTER AND ENSUITE

- 5pc ensuite bath
- Ample closet space
- Built ins on either side of king bed
- Built in drawers, tv cabinet (soft close) and hidden pack away tv doors.



UPPER LEVEL MASTER AND ENSUITE

- Large upper balcony with commanding views of the bay.
- Sheltered sitting area
- 3pc ensuite bathroom
 - Heated floors
 - Large footprint tile
 - Glass shower stall with rainfall shower head
 - Heated towel bars
 - Built in shower bench
 - Custom cabinetry with upgraded drawer features and all soft close

UPPER LEVEL GUEST BEDROOM AND ENSUITE

- Hardwood floor
- 3pc ensuite bathroom
- Balcony with mountain views

OTHER PROPERTY INFO

- Taxes \$7144.03
- Heat: Forced air gas and gas fireplace
- HRV system and central air
- 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
- Topography: Level, Wooded/Treed
- Roofing: Asphalt
- Water/Supply Type: Municipal
- Sewage: Municipal Sewers

CONDO INFORMATION

- \$914.15 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

INCLUSIONS

- Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings built in cedar closet and broom closet in garage

EXCLUSIONS

- Dining Room Ceiling light fixture, In garage: all tool boxes and cabinets and all wall brackets. metal pieces of art hanging on the upstairs balcony are not included.



PROPERTY UPDATES

- Entire home repainted (2019)
- All Toto toilets.
- Central Vacuum with kitchen island brush away upgrade suction vent.
- Security system
- Gas rough in behind stove.
- New boiler installed (owned) all piping and venting approved and inspected (2016)
- Refinished hardwood throughout (2017)
- New custom handrails and spindles on staircase (2017/18)
- Main floor master bathroom renovated in 2019
 - Heated floor
 - Waterfall edge quartz surround enclosing Bain Ultra air tub
 - SteamMist Steam shower
 - Washlet Toto toilet
 - Soft close cabinets
 - Custom mirrors
 - Fixtures, lighting, tile and hardware.
- Main floor master bedroom
 - Built ins on either side of king bed
 - New wall mounted custom light sconces
 - Built in drawers (soft close)
 - Built in tv cabinet (soft close) and hidden pack away tv doors.
- Main floor powder room
 - Floating vanity
 - Wall paper
 - Lighting
 - Toilet and sink
 - All new hardware
- Kitchen and island - 2010, 2012, 2014, 2017 and 2019
 - Soft close drawers and cabinets
 - Custom tile backsplash
 - Lighting
 - Oversized island and storage.
 - Customized bar and built in microwave.
 - Custom pantry
- Dining and living room.
 - Custom built in TV cabinet and shelving with hidden wiring cavity for plugs and wiring. (2015)
 - All floors sanded in 2017.
- Updated main floor patio deck in 2019
 - Natural gas BBQ outlet and water supply.
- Upstairs master bathroom completely renovated (2017/18)
 - Heated floors
 - Large footprint tile
 - New glass shower stall with rainfall shower head
 - Heated towel bars
 - Built in shower bench
 - Custom cabinetry with upgraded drawer features and all soft close



- Upstairs guest bedroom (mountain side)
 - Newly installed hardwood floor (2017)
 - Ceiling fan.
 - En-suite bathroom completely painted in 2019
 - New decking material installed (2018)



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable.
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