

**Property Features for  
504-40 Trott Blvd, Collingwood  
Admirals Gate**

**Exterior**

- Condo
- Assigned single parking space
- Assigned detached single garage
- Foundation: poured concrete
- 3 balconies
- Front porch

**Interior**

- Georgian Bay views throughout
- 3 bedrooms
- 3 bathrooms
- Open plan living/Kitchen/Dining
- 2 master suites
- Forced air gas
- Air conditioning
- Main floor laundry
- Refinished hardwood floors
- On demand water heater (\$70.00 a month)
- Custom millwork throughout

**Living/Kitchen/dining**

- Custom built ins
- Living area with gas fireplace
- Bay views
- Walk out to private patio
- Breakfast bar
- Wet bar
- Granite countertops

**Master suite/den**

- Ensuite bath
- Main floor
- Office desk built into closet

**2nd level**

- Master suite
- 1 guest bedroom with balcony & 3pc bathroom

**2nd level master suite**

- Walk in closet with built in shelving
- Bay views
- Sitting area with year round bay views
- Walk out to private balcony overlooking the Bay
- 5pc ensuite bathroom with walk in shower, tub and double vanity.



**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**

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

**Inclusions:**

- Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Built-in Microwave, Carbon Monoxide Detector, Window Coverings, Wine Cooler
- One Garage Door Opener
- Office system in main floor bedroom/den closet.

**Exclusions:**

- None

**Condo fee**

- \$763 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 listing details**

- Taxes - \$7293 (2019)
- 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

