



**Cross Property Client Full RES**

**40 TROTT BOULEVARD #206**

**Residential/ Condo/ For Sale**

**Price:  
\$1,500,000.00**

**Collingwood, ON L9Y5K5  
Simcoe County/ Collingwood/**

**Active**



MLS#: **277330**  
 List Date: **30-Jul-2020**  
 Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Bathrooms (F/H): **4 ( 3/ 1)**  
 Type: **Attached/Row**  
 Style: **2 Storey**  
 Sqft Above Grade: **2,366**  
 Sq Ft Finished: **2,366**  
 Sq Ft Source: **Floor plan(s)**  
 New Construction: **No**  
 Title/Ownership: **Condominium**  
 Fronting On: **North**  
 Access: **Year Round**  
 Garage Spaces/Type: **1.0/ Underground**  
 Driveway Spaces/Type: **1/ Mutual/Shared, Visitor Parking/ Asphalt**  
 Waterfront: **Yes**  
 WF Type/Name: **Lake/ Georgian Bay**  
 Shore Rd Allowance: **None**  
 WF Features: **Water Access**  
 Shore Line: **Mixed, Shallow**  
 Leased Land Fee:

Public Remarks: **BREATHTAKING SUNSETS AND BAY VIEWS. Stunning 3 bed+den condo in Collingwood's premier waterfront community. Featuring spectacular views of Georgian Bay, beautiful finishes & is the largest unit above grade at Admirals Gate. This unit comes with an underground parking spot & storage locker, an elevator & ground level parking. Main level is a bright open concept w/large windows that accentuate the water views, crown moulding in every room & heated tile floors. The kitchen boasts granite counters, large island & wet bar w/wine fridge. The dining & living area has a gas fp, built-in speakers & walk out to a private outdoor dining/sitting area w/panoramic bay views. The den has a built in Murphy bed. Upstairs offers a skylight & 3 beds, all with ensuites. The master suite features a gas fp, 5pc ensuite w/steam shower & heated floors, regular closets plus WIC & access to a private balcony w/water view. Enjoy the resort-like community of Admirals Gate, with an outdoor pool, hot tub & waterfront.**

Directions: **From Collingwood, Hwy 26 West to Trott Blvd, right on Trott, first left on 40 Trott Unit 504**

**Interior Features**  
 Interior Features: **Main Floor Laundry, Skylight, Smoke Detector, Washer/Dryer Hookup, Wet Bar, Other (see remarks)**  
 Basement: **None/ None/**  
 Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas**  
 HVAC: **Air Conditioner, Central Air**  
 Under Contract/Rental Items: **None**  
 Foundation: **Poured Concrete**  
 Plumbing Age:

**Exterior Features**  
 Add'l Monthly Fees: **\$944**  
 Exterior Finish: **Stone**  
 Restrictions: **Conservation Control, Environment Protected, Subdivision Covenants**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Street Lights, Telephone**  
 Topography: **Clear View, Flat**  
 Roofing: **Asphalt**  
 Water/Supply Type: **Municipal/**  
 Exterior Features: **Balcony, Deck(s), Privacy**  
 Site Influences: **Backs onto Greenspace, Beach, Downtown, Golf, Greenbelt/Conservation, Hospital, Lake Access, Landscaped, Major Highway, Marina, Schools, Shopping Nearby, Skiing, Trails, Water View, Other (see remarks)**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Garage Door Opener, Smoke Detector, Window Coverings, Wine Cooler Wine Cooler**

Exclusions: **none**

**Condominium**

Condo Name: **Admirals Gate**  
 Condo Corp.#: **314**  
 Condo Corp. Yr End: **31-Dec-2020**  
 Property Mgr/Phone: **E & H Property Management/ 519-599-3585**  
 Fee Remarks:  
 Status Certificate/Date: /  
 Condo Fee: **944.20**  
 Pets Permitted: **Yes**  
 # of Assign Pkg: **2**  
 Laundry Access:  
 Parking Type #1: **Underground**  
 Condo Amenities: **BBQs Permitted, Pool, Visitor Parking, Year Round Living**  
 Included In Costs: **Common Elements, Garbage Removal, Snow Removal**  
 Lease Requirements:  
 Property Mgr/Phone: **E & H Property Management/ 519-599-3585**  
 Locker #/Info: / **Exclusive**  
 Parking Type #2: **Exclusive**  
 Pets Permitted: **Yes**

**Tax Information**

Roll#: **433104000214693** Local Improve Fee/Comments /

Pin#: **593140122**  
Assessment \$/Year: **\$644,000/2020**

Zoning: **R1**  
Survey/Year: **No**

Taxes/Year: **\$7,296/ 2020**  
Survey Type:

Legal Description: **UNIT 18 LEVEL 2 SIMCOE STANDARD CONDOMINIUM PLAN NO. 314 AND ITS APPURTENANT INTEREST, THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS PT BLK A PL 1657, PT LT 1 E/FRONT ST PL 177, PT OF FRONT ST PL 177 (CLOSED BY RO408223)**

**Rooms**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Bathroom</b>	M		<b>2-Piece</b>
<b>Den</b>	M	<b>15'5"x11'10"</b>	
<b>Dining Room</b>	M	<b>10'3"x18'2"</b>	
<b>Kitchen</b>	M	<b>23'2"x7'10"</b>	
<b>Living Room</b>	M	<b>12'11"x23'5"</b>	
<b>Bathroom</b>	2		<b>3-Piece, Ensuite</b>
<b>Bathroom</b>	2		<b>3-Piece, Ensuite</b>
<b>Bathroom</b>	2		<b>5+ Piece, Ensuite</b>
<b>Bedroom</b>	2	<b>13'x14'3"</b>	
<b>Bedroom</b>	2	<b>15'1"x11'2"</b>	
<b>Master Bedroom</b>	2	<b>12'7"x21'1"</b>	
<b>Storage Room</b>	L	<b>6'5"x10'8"</b>	

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

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Prepared By: STEVE SIMON, Salesperson

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