



Cross Property Client Full RES

40 TROTT BOULEVARD #306

Residential/ Condo/ For Sale

**Price:
\$1,200,000.00**

**Collingwood, ON L9Y 5K5
Simcoe County/ Collingwood/**

Active



MLS#: **261329**
 List Date: **22-May-2020**
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **4 (3/ 1)**
 Type: **Attached/Row**
 Style: **2 Storey**
 Sqft Above Grade: **2,050**
 Sq Ft Finished: **2,050**
 Sq Ft Source: **Builder Floor Plan(s)**
 New Construction: **No**
 Title/Ownership: **Condominium**
 Fronting On: **North**
 Access: **Year Round**
 Garage Spaces/Type: **2.0/ Detached**
 Driveway Spaces/Type: **2/ Reserved/Assigned/ Asphalt**
 Waterfront: **No**
 Leased Land Fee:

Sqft Below Grade: **0**
 Sq Ft. Unfinished
 # Rooms: **10**
 Recreational: **No**
 Year Built/Desc: **2006/ Completed / New**

Public Remarks: Stunning views of Georgian Bay from this luxurious 3 Bed, 3.5 bath end unit condo in Admirals Gate, parking is a premium, this is the only unit with an easy access double garage & 2 extra wide side by side outdoor parking spots. The main level is a bright open plan concept featuring large windows that accentuate the beautiful water views. The kitchen boasts a great space for entertaining with an oversized island, granite counters, side bar & custom pantry. The living/dining area has a custom stone gas fp & walk out to a spacious deck with panoramic bay views. The main floor master offers built-ins, 5pc ensuite bath w/ heated floors, steam shower & waterfall edge quartz bainultra jacuzzi tub. Head upstairs and you'll find a guest bed w/ 3pc ensuite bath & balcony w/ mountain views & an updated (2019) master bed w/ walk out to a private balcony overlooking the bay & 3pc ensuite bath with heated floors. Enjoy the community's outdoor pool & trails to the waterfront! Covid 19 protocols in place.

Directions: From Collingwood, Hwy 26 West to Trott Blvd, right on Trott

Interior Features

Interior Features: **Built-In Appliances, Carbon Monoxide Detector, Central Vacuum Roughed-in, Gas Stove(s), Main Floor Laundry, Smoke Detector, Other (see remarks)**
 Basement: **None/ None/** Fireplace:
 Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas**
 HVAC: **Central Air, HRV System** Foundation: **Poured Concrete**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **Community, In Ground, Outdoor**
 Exterior Finish: **Stone**
 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** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Site Influences **Beach, Golf, Greenbelt/Conservation, Lake Access, Landscaped, Major Highway, Shopping Nearby, Skiing, Trails, Water View, Other (see remarks)**

Inclusions/Exclusions

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.

Condominium

Condo Name: **Admirals Gate** Property Mgr/Phone: **E & H Property Management/**
 Condo Corp.#: **314** Condo Fee: **914.15** Fee Remarks:
 Condo Corp. Yr End: **31-Dec-2020** Pets Permitted: **Yes** Status Certificate/Date: /
 # of Assign Pkg: **2**
 Laundry Access: Locker #/Info: / **None**
 Parking Type #1: **Exclusive** Parking Type #2: **Exclusive**
 Condo Amenities: **BBQs Permitted, Pool, Visitor Parking, Year Round Living**
 Included In Costs: **Garbage Removal, Ground Maintenance/Landscaping, Snow Removal**
 Lease Requirements: Pets Permitted: **Yes**
 Property Mgr/Phone: **E & H Property Management/**

Tax Information

Roll#: **433104000214682** Local Improve Fee/Comments /
 Pin#: **593140106** Zoning: **R1** Taxes/Year: **\$7,144/ 2019**
 Assessment \$/Year: **\$628,000/2020** Survey/Year: **No** Survey Type:
 Legal Description: **UNIT 15 LEVEL 2 SSSC 314 (CONDO) & UNITS 19 & 20 LEVEL 1 SSSC 314 (EXT PARKING) & UNITS 81 & 82 LEVEL 1 SSSC 314 (GARAGE) (SEE DOCUMENTS FOR FULL LEGAL DESCRIPTIONS AND PIN NUMBERS)**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Bathroom	M		2-Piece
Bathroom	M		5+ Piece, Ensuite
Dining Room	M	8'1"x15'4"	
Kitchen	M	19'8"x8'11"	
Living Room	M	11'8"x19'5"	
Master Bedroom	M	17'2"x12'5"	
Bathroom	2		3-Piece, Ensuite
Bathroom	2		3-Piece, Ensuite
Bedroom	2	11'3"x15'9"	
Master Bedroom	2	14'10"x16'5"	

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 05/26/2020

Prepared By: STEVE SIMON, Salesperson

Royal LePage Locations North (Thornbury), Brokerage