

**Property Features of  
39-19 Dawson Drive, Collingwood**

**Exterior**

- Wood siding
- One floor apartment
- Private balcony
- Close to the Georgian Trail
- 5 minutes to Downtown Collingwood
- 10 minutes to Blue Mountain Village
- 15 minutes to Thornbury
- Short drive to private ski and golf clubs

**Interior**

- 2 bedroom - both with ensuite bathrooms
- 2 bathroom
- Open plan living, dining and kitchen space
- Primary suite
- Guest bedroom
- Updated vinyl flooring throughout
- Electric fireplace - can be converted back to wood

**Kitchen**

- Extra tall kitchen cabinets
- Full size pantry
- Bamboo countertops

**Primary Bedroom**

- Walk-in closet
- Access to the balcony
- 4pc ensuite bathroom

**The Area**

- Minutes from local beaches, parks, shopping, restaurants in Collingwood
- A short drive to Blue Mountain Village and private ski and golf clubs.

**Other listing information**

- Taxes: \$1559 (approx)
- Services: Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Street Lights, Telephone
- Water/Supply Type: Municipal
- Sewage: Municipal Sewers
- Exterior Features: Balcony



\*\* 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.

#### Inclusions

- Dishwasher, Dryer, Refrigerator, Stove, Washer

#### Utilities (approx)

- Hydro - \$50/mo
- Gas/oil - \$45/3 mo
- Water/sewer fees - \$100/mo
- Quarterly Reliance bill - \$52.94 every 3 months

#### Condo

- Locker #/Info: Owned
- Condo Fee: \$566
- Pets Permitted: Yes
- Parking Type #1: Exclusive
- Condo Amenities: Balcony, BBQs Permitted, Seasonal Living, Visitor Parking, Year Round Living
- Included In Costs: Building Insurance, Building Maintenance, Common Elements, Garbage Removal, Ground Maintenance/Landscaping, Management, Parking, Snow Removal
- Property Mgr/Phone: Elite Property Management/ 705-445-3653



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