

**Property Features of
24 Ramblings Way #705, Collingwood
Ruperts Landing**

Exterior

- Georgian Bay views from every room
- Private balcony with gas hook up for BBQ
- Bayview Tower in Ruperts Landing
- Gated entrance
- Waterfront access

Condo Amenities

- Marina with swim platform and boat launch
- Recreation centre
 - salt water pool
 - fitness room
 - squash/basketball/racquetball court
 - social room
- Tennis courts
- Playground

Interior

- 2 bedrooms (both with doors leading out to the balcony)
- 2 bathrooms
- Living/kitchen/dining
- Cooling: Central Air
- Heating: Electric forced air
- Large windows and doors throughout
- In suite laundry room/utility room

Living/dining

- Light filled space
- Bay views
- Dining space
- Doors with access to the balcony

Kitchen

- Updated in 2017
- Cambria quartz countertops
- AyA cupboards
- Peninsula with breakfast bar
- Built in appliances
- Soft close drawers

Primary Suite

- Water views
- Lots of closet space
- 3pc ensuite bathroom with walk in shower
- Doors leading out to the balcony

Area

- Minutes from downtown Collingwood, the Trail system, Blue Mountain and private ski/golf clubs
- Steps from Georgian Bay!

Other details

- Condo fee \$774/month (Includes Bell TV and WiFi and All outdoor-exterior maintenance)
- Taxes: \$2400 (approx)



** 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

- Stove, fridge, microwave, dishwasher, washer, dryer

Exclusions

- All contents of guest bedroom
- Both TVs
- All items in kitchen cupboards and closets
- Cabinet in alcove behind master bedroom door
- Personal ornaments and paintings
- All other furnishings *negotiable*

Updates (2017)

- Kitchen renovated
 - Aya cupboards, Cambria quartz countertop
- Window treatments
- light fixtures
- Laminate floors in ensuite bathroom
- Doors & baseboards



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