

Property Features for 29 Trails End, Collingwood

Exterior

- Detached home on a large lot in Mountains View Estates
- Private driveway
- 2 car garage
- Patios
- Professional landscaping
- Inground heated salt water pool
- Gazebo
- Hot tub
- Cedar deck
- Cedar roof
- Drilled well
- Foundation is oversized 10" concrete
- All lights are long lasting LED
- Light fixtures from Restoration Hardware
- House is wired for alarm system
- In-ground sprinkler system
- Private access to 6km of nature trails
- Advanced Septic system, manufactured by Clearstream Wastewater Treatment System. This is above and beyond the traditional requirements. Replaced the pumps for the septic (Nov 2021)

Interior

- 7 bedrooms
- 3.5 bathrooms
- Great room
- Kitchen/dining
- Second floor
- Finished walkout lower level
- Laundry room
- Forced air heat
- Air conditioning
- Wood burning fireplace
- Heated floors
- All hardware is from Elte/Gingers Toronto
- Carpet from Elte Toronto

Great Room

- Fireplace fabricated w/natural river stone
- Walkout to backyard oasis
- 2 storey Vaulted wood ceilings
- Large windows
- Open concept



Kitchen/dining

- Custom kitchen
- Granite countertops
- Island with seating
- Built in appliances
- Oversized pantry
- Dining area

Primary bedroom

- Spacious main floor bedroom
- 6pc ensuite bath with heated Travertine floor
- Custom barn door
- Den space
- Ample closet space

Upper level

- Hallway overlooking the main floor
- 3 guest bedrooms
- 1 shared bathroom

Lower level

- Fully finished walk out
- 3 bedrooms
- 1 shared bathroom
- Large rec room with built ins for storage
- Heated tiled floors at entry
- Walk out to backyard patio
- Laundry room

The Area

- 5 minutes to Blue Mountain and close to private ski clubs
- Close to downtown Collingwood shopping, dining, trails and more!
- Walking distance to Scandinave spa
- Across the street from private 6km of trails and silver creek

Taxes (approx)

- \$7800

Utilities (approx)

- Electricity \$200-\$300 per month
- Gas \$400 per month

Wood details

- Post & Beam Timberpeg from New Hampshire
- Oversized 6"x 12" & 6"x 14" Douglas Fir beams
- Oversized 6"x 8" & 8"x 8" Pine Posts
- Black Cherry ¾" hardwood flooring
- Ceilings 2"x 8" Tongue & Groove pine



- Walls 1"x 8" Tongue & Groove pine
- Custom Barn Door & Front Door
- Custom Kitchen with pantry

All Flooring

- Main Floor Foyer 12"x 12" slate
- Main Floor primary ensuite 4"x 4" Travertine (heated)
- Main Floor Powder room 12"x 12" Ceramic Tile (heated)
- Main Floor Hardwood ¾" Black Cherry
- Lower Level Sunroom/Walkout 12"x 12" Slate (heated)
- Lower Level Bathroom 8"x 8" Terra Cotta Tile
- Lower Level Laundry 8"x 8" Terra Cotta Tile
- All carpet 100% Wool from Elte Toronto

Updates

- Pool & hot tub:
 - Hot Tub (2019)
 - New Pool Heater (Spring 2020)
 - New Pool Saltwater Chlorinator (2019)
 - New Pool Liner (2017)
 - Pool Pump and Light (2016)
- All Windows and Doors (2014-2016)
- Repair Board & Batten Siding (2016)
- Exterior Painting (2016)
- Back Deck Railing & Stairs (2016)
- Outdoor Lights (2016)
- HRV Circuit Board & Motor (2016)
- Hot Water Tank, owned (2016)
- Water Softener (2016)
- Carbon Monoxide & Smoke Detectors (2015)
- Furnace, Trane High Efficiency (2009)
- Back Deck Board, Cedar (2012)

