

29 TRAILS End, Collingwood, Ontario L9Y 5B1

Client Full
Active / Residential

29 TRAILS En Collingwood
Pending Board Approval

MLS® #: 40192715
 Price: **\$2,200,000**



Simcoe County/Collingwood/CW01-Collingwood

2 Storey/House

	Beds	Baths	Kitch
Lower	3	1	
Main	1	2	1
Second	3	1	

Beds: **7 (4 + 3)**
 Baths: **4 (3 + 1)**
 SF Fin Total: **4,324/Plans**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,690.00/Plans**
 BG Fin SF: **1,634.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,800/2021**

Remarks/Directions

Public Rmks: **MOVE IN FOR SKI SEASON! 7 bed custom built chalet, located on an oversized lot, minutes from skiing at Blue Mountain and private ski clubs. This stunning home in Mountain View Estates boasts 4 season living with a heated inground pool, basketball court, hot tub and private access to 6km trail system across the street, great for snowshoeing and hikes!The home features intricate wood details throughout including post and beam Timberpeg from New Hampshire, Douglas Fir beams, Black Cherry hardwood floors and Tongue & Groove pine walls and custom doors. The open plan great room offers spectacular 2-storey vaulted wood ceilings, large windows, wood burning fireplace and walkout to back deck overlooking the pool. The well appointed kitchen features oversized pantry space, built-in appliances, granite countertops, island and dining area - ideal for apres ski entertaining! The spacious main floor primary suite has a custom barn door leading into a bright space with ample closet space, extra den space and 6pc ensuite bath with heated Travertine floor. Head upstairs to find 3 good sized bedrooms and a shared bathroom - plenty of space for guests! The walkout lower level boasts tons of space to accommodate family and friends. Featuring 3 bedrooms, a full bathroom, large rec room with built in storage and 100% wool carpet, laundry room and heated tiled floors at the double doors leading outside. The property has an advanced Septic system, manufactured by Clearstream Wastewater Treatment System.Outside offers a huge lot surrounded by mature trees for total privacy, professional landscaping, in ground sprinkler system, heated salt water pool with new pool heater (2020), gazebo, basketball court, patios, deck and hot tub. 5 minutes from Blue Mountain Village, 10 minutes from Dtown Collingwood and close to everything The Blue Mountains area has to offer including exclusive ski clubs, golfing, hiking, Silver Creek, award winning dining and so much more!Covid protocols in place.**

Directions: **Mountain Rd West & Grey Road 19/Osler Bluff Road**

Common Elements

Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped, Lawn Sprinkler System, Lighting, Patio(s), Privacy**
 Construct. Material: **Wood**
 Shingles Replaced: Foundation: **Concrete** Roof: **Cedar**
 Year/Desc/Source: **1998//Owner** Prop Attached: **Detached**
 Other Structures: **Gazebo** Apx Age: **16-30 Years**
 Pool Features: **Inground, Outdoor, Salt** Winterized:
 Garage & Parking: **Detached Garage//Private Drive Double Wide**
 Parking Spaces: **8** Driveway Spaces: **6.0** Garage Spaces: **2.0**
 Parking Level/Unit: Parking Assigned: Sewer: **Septic**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone**
 Water Source: **Drilled Well, Well** Water Tmnt: **Water Softener**
 Lot Size Area/Units: / Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **312.00** Lot Depth (Ft): **262.00** Lot Shape: **Pie**
 Location: **Urban** Lot Irregularities: **262.89 ft x 180.04 ftLand Lse Fee: x 90.77 ft x 222.78 ft**
 Area Influences: **Ample Parking, Arts Centre, Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Landscaped, Marina, Park, Place of Worship, Playground Nearby, Public Transit, Quiet Area, River/Stream, Schools, Shopping Nearby, Skiing, Trails, Other**
 View: **Trees/Woods** Retire Com:
 Topography: **Flat, Wooded/Treed** Fronting On:

Interior

Interior Feat: **Built-In Appliances, In-law Capability, Water Heater Owned, Other**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Laundry Room, Lower Level**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas, In-Floor**
 Inclusions: **Dishwasher, Dryer, Furniture, Hot Tub, Microwave, Refrigerator, Stove, Washer, Other**
 Exclusions: **leather tufted bed on second floor, boat bed on the main floor, all artwork, outdoor furniture**
 Furnace Age: **2009** Tank Age: UFFI:

Property Information

Common Elem Fee: **No**
Legal Desc: **PCL 8-1 SEC 51M397; LT 8 PL 51M397 NOTTAWASAGA; S/T**
Zoning: **R1**
Assess Val/Year: **\$685,000/2021**
PIN: **582540143**
ROLL: **433108001213418**
Possession/Date: **Immediate/**

Local Improvements Fee:
Survey: **Available/**
Hold Over Days:
Occupant Type: **Vacant**
Deposit: **10%list price**

Brokerage Information

List Date: **12/08/2021**
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**
Source Board: **The Lakelands**

Prepared By: **STEVE SIMON, Salesperson**
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Date Prepared: **12/09/2021**

Information deemed reliable but not guaranteed. CoreLogic Matrix

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece, Ensuite
Primary				
Dining Room	Main	9' 1" X 13' 0"	2.77 X 3.96	
Kitchen	Main	19' 11" X 13' 0"	6.07 X 3.96	
Living Room	Main	17' 6" X 20' 7"	5.33 X 6.27	
Den	Main	11' 3" X 11' 6"	3.43 X 3.51	
Desc: Inside primary bedroom				
Bedroom Primary	Main	21' 6" X 13' 0"	6.55 X 3.96	
Bathroom	Second			3-Piece
Bedroom	Second	10' 10" X 15' 5"	3.30 X 4.70	
Bedroom	Second	11' 0" X 12' 11"	3.35 X 3.94	
Bedroom	Second	17' 2" X 12' 11"	5.23 X 3.94	
Bathroom	Lower			3-Piece
Bedroom	Lower	27' 7" X 10' 7"	8.41 X 3.23	
Bedroom	Lower	13' 7" X 12' 3"	4.14 X 3.73	
Bedroom	Lower	13' 7" X 12' 3"	4.14 X 3.73	
Laundry	Lower	6' 10" X 5' 0"	2.08 X 1.52	
Recreation Room	Lower	20' 3" X 32' 9"	6.17 X 9.98	
Desc: Walk out				

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Click the LifeStyle Match button to prioritize which property features matter most to you.

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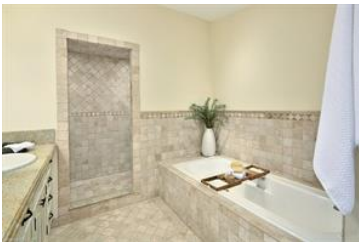
Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Date:
Information Statement:

Level:

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Primary suite





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