

**Property Features of
38 Rodney St, Collingwood**

Exterior

- Built in 2012
- Walking distance to Downtown
- Steps to Georgian Bay and waterfront trail system
- Private back deck
- Mature trees and gardens
- 1 car garage
- Water and sewage source - Municipal

Interior

- 5 bedrooms
- 3 bathrooms
- Total sqft finished: 2644sqft
- Living room
- Kitchen/dining
- Finished lower level
- Wood floors
- Heating: Forced air gas
- Central air

Kitchen/dining

- Open plan space
- Granite counters
- Ample cupboard space
- Good sized dining area

Living room

- Gas fireplace
- Walk out to the back deck

Primary bedroom

- Walk in closet
- Doors leading out to the back deck
- 4pc ensuite bathroom
 - Bathtub
 - Walk in shower
 - Vanity
 - Toilet

Lower level

- Large Rec room
- 2 bedrooms
- 3pc bathroom
- Separate entrance
- Ample storage space
- Kitchen
 - Stove, fridge, sink and cabinets



** 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.

Area

- Close to the areas public and private ski/golf clubs, beaches and trail system
- Few minutes walk to Downtown Collingwood, Georgian Bay and down the road from Sunset Point park
- A short drive to Blue Mountain Village
- Services: Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone
- Area Influences: Beach, Downtown, Golf, Highway Access, Landscaped, Park, Public Parking, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails

Inclusions

- Upper gas stove, fridge, built in microwave , stacked washer/dryer
- Lower electric stove, fridge
- All curtains and blinds

Exclusions

- Front door Wotherspoon knocker and poppy
- Planters front and back
- Lower level microwave
- Garage fridge

Updates

- Finished Lower level kitchen, gutter covers, front & side door key coded

Utilities and costs (per year)

- Property taxes per year \$4,314.59
- Hydro/water fees \$2928.39
- Gas/oil fees \$1385.89



** 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.