

Property Features of 417 Mariners Way, Collingwood

Exterior

- Large private deck approx 500sqft - 1 of 14 in the development
- Separate garage - 270sqft
- 2 Parking spaces (1 outside and 1 in garage)
- Level 2
- Gas BBQ hook up
- Close to Downtown Collingwood and 15 minutes to Thornbury
- Short drive to the areas private ski/golf clubs and Blue Mountain Village

Interior

- 3 bedrooms
- 2 bathrooms
- Kitchen/dining area
- Living room
- Laundry room
- 1368sqft finished space all on one level
- Forced air gas heat
- Central AC
- Engineered 5" hardwood floors throughout
- California shutters throughout

Lighthouse Point Amenities

- 6 state of the art pickle ball courts
- 2 outdoor seasonal pools
- 1 indoor pool
- 2 indoor hot tubs
- Sauna
- Change rooms
- Tennis courts
- Full gym
- Games room
- Large club house with outdoor patio on the Bay and full kitchen
- In house library
- Security entrance
- Car wash station
- On demand garbage disposal
- Walking paths along waterfront
- 2 beaches
- Designated swimming off one pier

Living room

- Stone surround gas fireplace
- Large windows with lots of natural light

Kitchen/dining

- Waterfall quartz counters and backsplash
- Breakfast bar with seating
- Ample storage
- Dining space with doors leading out to the deck



** 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.

Primary bedroom

- Large walk in closet with built ins
- 3pc ensuite bath - shower with built in bench and niche, toilet and large sink with vanity

Other property information

- Taxes: \$3904.62(2024)
- Condo fee: \$921.89/mo (subject to change)
- Property Management company: Del Property Management
- On Demand hot water heater - owned

Inclusions

- Window coverings, fridge, stove, dishwasher, electric garage door opener

Exclusions

- Freezer in garage, vacuum in garage

List of upgrades done to property

- On demand water heater
- BBQ gas hookup on patio
- Electric garage door opener

Utilities approx.

- Hydro: \$119/mo
- Gas: \$90/mo



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