



THE CHRIS KELEHER TEAM

Real Estate Done Differently



LOVELY RAISED BUNGALOW

50 Trott Blvd., Collingwood

Steps to The White's Bay Trail and amenities of Cranberry Mews. Three bedrooms and three full bathrooms. Open concept living/dining/kitchen with lots of natural light. Cozy gas fireplace and hardwood flooring. Eat up breakfast bar and sliding doors that lead out to the back deck(corridor views to the Bay!). Two bedrooms on the main level including large master with walk-in closet(4'11x4'5) and ensuite. Fully finished lower level has large windows. Recreation room, office, third bedroom, and full bath. Large finished storage room plus laundry/mechanical room. Landscaped lot with sprinkler system. Attached double car garage has loft storage space. Great location on the West side of Collingwood on the way to Blue Mountain. Walk or Bike on nearby trails to Georgian Bay or into town. Golf, skiing, and more are close by.

www.ChrisKeleher.ca

50 TROTT BOULEVARD
Collingwood, ON L9Y 5B6
Simcoe County/Collingwood/

Residential/Single Family/For Sale
Active

Price: \$599,000.00



MLS®#: **171479**
 List Date: **21-Jan-2019**
 Bedrooms (AG/BG): **3 (2/1)**
 Bathrooms (F/H): **3 (3/0)**
 Type: **Detached**
 Style: **Bungalow Raised**
 Sqft Above Grade: **1,150**
 Sq Ft Finished: **2,300**
 Sq Ft Source: **Other**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **North**
 Lot Front: **66.00**
 Road Access Fee:
 Access: **Municipal road, Year Round**
 Garage Spaces/Type: **2.0/Attached**
 Driveway Spaces/Type: **2/Private Double Wide/Asphalt**
 Waterfront: **No**
 Leased Land Fee:
 Sqft Below Grade: **1,150**
 Sq Ft. Unfinished
 # Rooms: **14**
 Recreational: **Yes**
 Year Built/Desc: **1999/Completed / New**
 Lot Depth: **114.00**
 Lot Size/Acres: **Under .5 Acre/**
 WF Exposure:

Public Remarks: **Raised Bungalow steps to Georgian Bay, the White's Bay trail, Cranberry Mews, and Collingwood amenities. Three bedrooms and three full bathrooms. Open concept living/dining/kitchen with lots of natural light. Cozy gas fireplace and hardwood flooring. Eat up breakfast bar and sliding doors that lead out to the back deck (corridor views to the Bay!). Two bedrooms on the main level including large master with walk-in closet (4'11x4'5) and ensuite. Fully finished lower level has large windows. Recreation room, office, third bedroom, and full bath. Large finished storage room plus laundry/mechanical room. Landscaped lot with sprinkler system. Attached double car garage has loft storage space. Great location on the West side of Collingwood, close to Blue Mountain. Walk or Bike on nearby trails to Georgian Bay or into town. Golf, skiing, and more are close by. Call today for details and your private showing.**

Directions: **Hwy 26 West of Collingwood, Right on Balsam Street (lights), Left on Nettleton, Left on Trott to sign.**

Interior Features:
 Basement: **Central Vacuum Full/Fully Finished/**
 Heat Primary/Sec: **Forced Air-Gas/Fireplace-Gas**
 HVAC: **Central Air, Duct Work**
 Under Contract/Rental Items: **Hot Water Tank**
 Accessibility:

Interior Features

Fireplace: **Natural Gas**
 Foundation: **Poured Concrete**
 Plumbing Age: **1999**
 Wiring Age: **1999**

Add'l Monthly Fees:
 Lot Shape:
 Exterior Finish:
 Restrictions:
 Services:

Pie Vinyl Siding Easement

Exposure:
 Lot Irregularities: **Back of lot is 41 feet**

Pool: **None**

FH Common Fee:

Topography:
 Roofing:
 Water/Supply Type:
 Exterior Features:
 Site Influences
 Schools:

Flat Asphalt Municipal/Deck(s), Lawn Sprinkler System Golf, Hospital, Landscaped, Schools, Shopping Nearby, Skiing, Trails Admiral St Mary's Pretty River CCI Jean Vanier

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Central Vac, Garage Door Opener, Window Coverings**

Exclusions: **None.**

Tax Information

Roll#: **433104000214366**
 Pin#: **582580033**
 Assessment \$/Year: **\$355,000/2018**
 Legal Description: **LT 66 PL 1657 COLLINGWOOD ; S/T RO1423983; T/W RO1221504; S/T RO1255307; COLLINGWOOD**
 Local Improve Fee/Comments / Zoning: **RES**
 Survey/Year: **Yes 1999**
 Taxes/Year: **\$4,242/2018**
 Survey Type: **Available**

Rooms

Room	Level	Dimensions	Features
Foyer	M	6'10"x4'4"	
Living Room	M	12'1"x24'7"	Fireplace
Kitchen /Dining Room	M	18'x10'	Walkout to Balcony/Deck
Bedroom	M	12'x9'	
Bathroom	M		3-Piece
Master Bedroom	M	12'3"x17'	Walk-in Closet
Ensuite	M		4-Piece
Foyer	L	6'3"x8'	
Recreation Room	L	16'x11'5"	
Office	L	9'7"x11'1"	
Bedroom	L	10'4"x15'4"	
Bathroom	L		3-Piece
Storage Room	L	7'5"x6'6"	
Laundry Room	L	6'x8'	

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LOCATIONS NORTH
 BROKERAGE

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