

3 Westwind Drive

Collingwood, ON

\$264,900



Welcome to 3 Westwind Drive, Collingwood

Absolutely stunning 2 Bedroom Condo backing onto the Atoka Golf Course...nothing to do, just move in and play! This townhouse unit will appeal to families and skiers alike. 2 bedrooms each with their own private ensuite, along with a fully finished walk out basement. Renovated master bath with updated cabinets, granite counter and under mount sink. Open concept main floor featuring hand scraped Acacia wood floor, stacked stone fireplace and half wall. Kitchen has breakfast bar, mosaic tile backsplash, updated taps, stainless steel appliances, including double oven & built in microwave/range hood. 2 designated parking spots, steps away from outdoor pool, close to Georgian Trail and ski hills.

View More Property Photos at www.WestwindDrive.com

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GREG SYROTA
TEAM

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Greg Syrota
Broker
Direct: 705-446-8082
Melanie Moss, BBA
Sales Representative
Direct: 705-888-1578
www.gregsyrota.com

ROYAL LEPAGE
Trinity Realty
Independently Owned and Operated, Brokerage

Royal LePage Trinity Realty
560 First Street
Collingwood, Ontario L9Y 1C1
Office: 705-444-1420

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Address:	3 WESTWIND DR	Garage Type:	None	Bathrooms:	3 \ 1
City:	COLLINGWOOD, L9Y 5J1	Water:	Municipal	Rental Income:	POTENTIAL
Elem Schl:	ADMIRAL./ST. MARY'S	Sewer:	Municipal	Yr.Built:	2004
Sec. School:	CCI/JEAN VANIER	Utilities/Services:	Bus Service, Cable, Electricity, Garbage Pickup, Internet-high speed, Natural gas, Street Lights, Telephone	Taxes:	\$2,552 (2015)
Lot Dimension/Acreage:	CONDO	Rental Equipm.:	Water Heater	Condo Fee:	256
Road Access:	Yes	Driveway:	Paved, Private	Condo Fee Year:	2015
SQ.FT. above:	985	Foundation:	Concrete	INCLUSIONS: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings / 3 kitchen bar stools	
Total SqFt Finished:	1,270	Basement:	Walkout, Fully Finished	Exclusions: master bdrm curtains	
Possession:	TBA	Interior Features:	Ensuite, Fireplace(s), Main Floor Family Room	Directions: HWY 26 TO CRANBERRY TRAIL WEST; GO TO END AND TURN RIGHT ONTO GREENBRIAR DR; TURN RIGHT ONTO WESTWIND #3	
Type:	Condominiums	Roof:	Asphalt Shingle		
Style:	2 Storey, Townhouse	Flooring:	Carpet, Tile, Wood		
Title to Land:	Condominium Act	Access:	Year Round Municipal Road		
Land Features:	Golf Course, Landscaped, Level, View	Bedrooms:	2		
Exterior:	Aluminum, Vinyl				
Heating/Mechanical:	Central Air, Fireplace - Gas, Forced Air, Natural Gas				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	19'4 X 9'5	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	LIVING ROOM	12'10 X 12'4	2ND FLOOR	ENSUITE (2 to 6 pcs)	4 PC
2ND FLOOR	MASTER BEDROOM	12'10 X 10'10	2ND FLOOR	ENSUITE (2 to 6 pcs)	4 PC
2ND FLOOR	BEDROOM	12'2 X 8'	BASEMENT	BATH (# pieces 1-6)	4 PC
BASEMENT	REC ROOM	12'10 X 20'4			

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