

# \$1,975,000 - 17 TRAILS End

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## Listing ID: 40569301

**\$1,975,000**

3 Bedrooms, 4 Bathrooms, 3614

Single Family

17 TRAILS End, Collingwood, Ontario,  
L9Y5B1

Welcome home to 17 Trails End in Collingwood. This 3 bed (plus Den in basement), 3.5 bath custom family home features a number of recent upgrades throughout including: Exterior stucco was repainted in 2022; new furnace 2022; paved driveway 2022; new eavestrough 2021; garage door, insulation and pot lights 2022; new rear deck 2023. The main floor is highlighted by your spacious foyer, large dining room with wood burning fireplace and California Shutters, open concept livingroom/kitchen that features freshly sanded and stained ash floors, a beautiful feature wall, loads of natural light, granite counters, 5 burner gas cook-top and plenty of space to entertain. Your main floor primary bedroom features Maple flooring and your own ensuite. Don't forget your main floor laundry (newer washer/dryer), 2pc powder room and walk-out to your private backyard to enjoy your morning coffee, evening cocktail or enjoy time in the hot tub. Upstairs you'll find two large bedrooms with California Shutters and a 4pc bath, where the natural light continues to flow. Your full finished basement is highlighted with a wood burning fireplace in the freshly painted family room, a den which allows for a number of uses, a large

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space for a home gym and 3pc bath with your own Indoor Sauna! When you're enjoying your fully fenced backyard, you'll love to know an irrigation system is already in place, the lawns/gardens have been well cared for over the years and there is a gas line in place for your BBQ. The shingles on the house were re-done approximately 10 years ago and the shingles on garage redone approximately 3 years ago. As a bonus, all ducts have been recently cleaned. Take advantage of this great location being minutes from Blue Mountain, Private Ski Clubs, Trail System and downtown Collingwood. Contact your Realtor® today to schedule your showing. (id:50245)

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Listing Office:Royal LePage Locations North (Collingwood Unit B) Brokerage