

# \$2,295,000 - 31 EMERSON Mews

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## Listing ID: 40572662

**\$2,295,000**

3 Bedrooms, 4 Bathrooms, 2880

Single Family

31 EMERSON Mews, Collingwood,  
Ontario, L9Y2X4

Stylish Waterfront Townhome in the Shipyards Collingwood. Embrace the beauty of outdoor living with a large ground floor patio and three upper balconies, each offering views of Collingwood's finest features. Open concept main level with chef's kitchen seamlessly connects to the East-facing patio. Enjoy waterfront vistas while sipping your morning coffee or hosting gatherings with friends and family. The primary suite is a retreat with water views from bed and an East-facing balcony for morning sun. The ensuite bath features a freestanding tub, glass shower, and water closet. The suite also has a large walk-in closet with custom built-ins. Both guest bedrooms are a good size and have walk-in closets. The third level is a perfect entertaining space with recreation room, and two generous balconies. The West-facing balcony treats you to views of the escarpment and terminal building, perfect for sunsets. And the East-facing balcony gives you more Georgian Bay views. The lower level of the home awaits your personal touch, with rough-ins for a bath, ample storage space, and a cold storage room. Convenient private elevator, providing easy access to all four floors. Double car garage, and two private

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driveway parking spaces. This townhome has numerous builder upgrades and owner updates, contact for a full list. Situated just steps away from vibrant Downtown Collingwood, with access to amenities, shops, restaurants, and galleries. This location offers access to boating, kayaking, and paddleboarding right from your doorstep. Additionally, the beautiful harbour walk and Collingwood trails are steps away, inviting you to explore the natural beauty of the area. Don't miss the opportunity to own a luxurious waterfront townhome in one of Collingwood's most coveted locations. This is a Commodore model (builder sqft - 3100). Contact today for upgrades list, floor plans, more information, and to arrange a viewing. Live the life you deserve at Shipyards Collingwood! (id:50245)

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