

\$1,379,000 - 306 - 40 Trott Boulevard, Collingwood

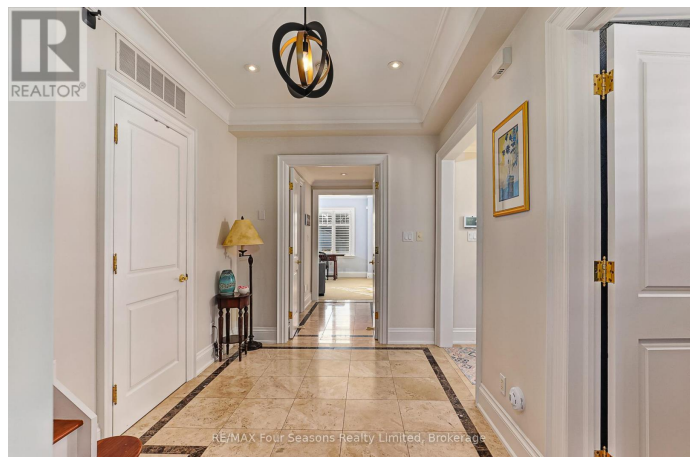
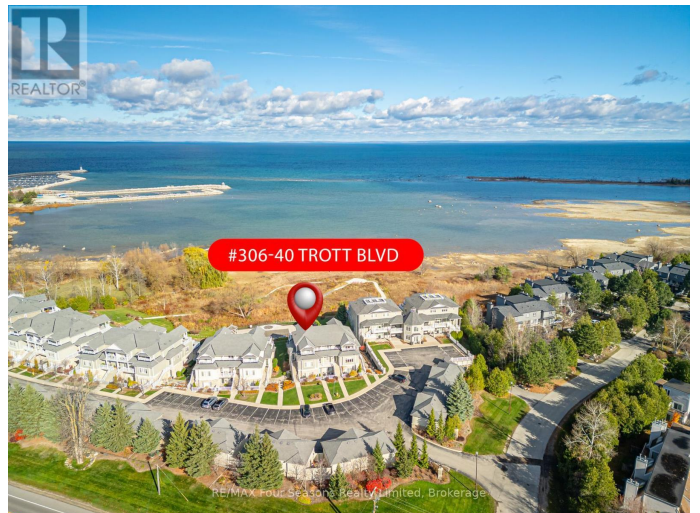
MLS® #S12433685

\$1,379,000

3 Bedroom, 4.00 Bathroom,
Single Family

Collingwood, Collingwood, Ontario

Welcome to luxury waterfront living at Admirals Gate. This rare and coveted bright corner condo offers spectacular, unobstructed views of both Georgian Bay and the escarpment. Set within a quiet and exclusive community, residents enjoy access to a beautifully maintained outdoor pool and manicured grounds, just steps from the water. This 3-bedroom, 3.5-bathroom home is designed for both elegance and functionality. Each bedroom has its own ensuite, plus a convenient main-level powder room. The main floor also features a versatile bedroom/office with built-in cabinetry and closets, complete with ensuite, making it ideal as a main-level primary suite if desired. The newly renovated kitchen boasts quartz countertops, a large island with overhang, a dedicated coffee bar, and seamlessly connects to the dining and living areas. A gas fireplace adds warmth and character, while a walkout opens to a spacious patio overlooking the pool and the Bay perfect for entertaining or quiet relaxation. Upstairs, the expansive primary suite offers a private deck with stunning water views, a luxurious ensuite, and abundant natural light. A third generously sized bedroom, also with ensuite, completes the upper level. Additional highlights include an alarm system, updated windows, new AC unit, freshly paved driveway, and rare parking: two garages plus an additional outdoor spot. Situated just five minutes from downtown Collingwood and fifteen minutes from Blue Mountain Village,



this home offers unparalleled four-season living. Ski clubs, golf courses, beaches, and endless hiking and biking trails are all within a short drive. Shops, restaurants, and year-round activities ensure that every season is as exciting as it is beautiful. This Admirals Gate residence is more than a condo its a lifestyle defined by comfort, exclusivity, and breathtaking natural surroundings. (id:6289)

Essential Information

Listing #	S12433685
Price	\$1,379,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	306 - 40 Trott Boulevard
Subdivision	Collingwood
City	Collingwood
Province	Ontario
Postal Code	L9Y5K5

Amenities

Amenities	Beach, Golf Nearby, Ski area
Utilities	Cable
Features	Balcony, In suite Laundry
Parking Spaces	3
Parking	Detached Garage, Garage
# of Garages	2
View	View, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Outdoor pool

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

Exterior

Exterior	Stone, Wood
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Listing Details

Listing Office	RE/MAX Four Seasons Realty Limited
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Listing information last updated on November 4th, 2025 at 10:46pm EST