



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



104-40 Trott Boulevard, Collingwood



MARY LAW Sales Representative
705-444-4642 | mlaw@royallepage.ca



LOCATIONS **NORTH**





CollaborativeRealEstate.ca



2,249 sq. ft.



3 Bed



3 Bath



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

Quick Facts

104-40 Trott Boulevard, Collingwood

- **Located in the prestigious community of Admirals Gate on beautiful Georgian Bay**
- **Bright spacious interior with plenty of room for family & entertaining**
- **Less than 15 minutes from top-tier skiing resorts including Blue Mountain and The Village at Blue, Craigleith, Alpine, and Georgian Peaks**
- **Shopping, dining, and amenities are just a short drive away in Collingwood**
- **Walking distance to the Georgian Trails biking and hiking system**
- **3 bedrooms**
- **3 baths**
- **1 surface parking spot & 2 underground parking spots**



MARY LAW

Working Together & Helping YOU Is What We Do

mlaw@royallepage.ca

Ph: 705-444-4642

Royal LePage Locations North, BROKERAGE

Property Client Full

40 Trott Boulevard Unit #104, Collingwood, Ontario L9Y 5K5

Listing

40 Trott Blvd #104 Collingwood

Active / Residential Condo & Other Lease / Condo Townhouse

MLS® #: **S13012550**

List Price: **\$4,500**

New Listing



Simcoe/Collingwood/Collingwood

Tax Amt/Yr:		Transaction:	Lease
SPIS:	No	DOM:	11
Legal Level:	1	Legal Unit:	101

Style:	1 Storey/Apt	Rooms Rooms+:	9+0
Portion of Property for Lease:	Entire Property	BR BR+:	3 (3+0)
Portion of Property Comments:		Baths (F+H):	3 (2+1)
Corp #:	314	SF Range:	2000-2249
Reg Office:	SS	SF Source:	iGuide
Locker:	Owned	Lot Acres:	
Locker Level:		Fronting On:	

Dir/Cross St: **Higway 26 & Trott Blvd**
 Prop Mgmt: **E & H Property Management**

PIN #: **593140004**
 Holdover: **120**
 Possession: **Flexible**
 Bldg Name: **Admiral's Gate - The Point**

ARN #: **433104000214654**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **None**

Kitchens:	1 (1+0)	Pets Allowed:	No	Balcony:	None
Fam Rm:	No	Locker:	Owned	Exterior:	Stone, Stucco/Plaster
Basement:	/None	A/C:	Yes/Central Air	Gar/Gar Spcs:	Underground/2.0
Fireplace/Stv:	Yes	Central Vac:	No	Park Type:	Owned
Interior Feat:	Auto Garage Door	Included:	Building Insurance, Parking, Building Maintenance, Grounds Maintenance, Private Garbage Removal, Snow Removal, Common Elements	Drive Pk Spcs:	1.00
Heat:	Forced Air, Radiant	Pvt Entrance:	Yes	Tot Pk Spcs:	3.00
Heat Source:	Gas	Furnished:	Yes		
Apx Age:	16-30				
Sqft Source:	iGuide				
Exposure:	N				
Special Design:	Unknown				
Laundry Acc:	In-Suite Laundry, Laundry Closet				
Laundry Lev:	Main				
Bldg Amen:	BBQs Allowed, Outdoor Pool, Visitor Parking, Elevator, Communal Waterfront Area, Bike Storage				
Property Feat:	Beach, Clear View, Golf, Hospital, Skiing, Waterfront				
Water Name:	Georgian Bay	Waterfront:		Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Easement, Subdivision Covenants		
Water Struct:	Not Applicable				
Water Features:	Waterfront - Deeded				
Under Contract:		Dev Charges Paid:		HST App To SP:	
Access To Property:	Yr Rnd Municipal Rd	Shoreline Exposure:			
Shoreline:	Mixed				
Shoreline Road Allowance:	None	Water View:	Unobstructive	Channel Name:	
Docking Type:	None	Lot Shape:		Lot Size Source:	MPAC
View:	Bay, Garden, Water				

Remarks/Directions

Client Rmks: **Experience refined seasonal living in the heart of Southern Georgian Bay, just moments from the best of Blue Mountain and Collingwood. This beautifully appointed executive condo offers three bedrooms, three bathrooms, and stunning views of Georgian Bay, creating an exceptional spring and summer retreat for those seeking comfort, style, and effortless access to the area's renowned amenities. Thoughtfully designed for both relaxing and entertaining, the bright open-concept interior features a gourmet kitchen with high-end appliances, a spacious dining area with French doors opening to a private patio, and an elegant living room anchored by a cozy gas fireplace. Hardwood flooring adds warmth and sophistication throughout, while heated stone floors provide an added touch of luxury. The primary suite is a private sanctuary with a walk-in closet and spa-inspired 5-piece ensuite. Two additional guest bedrooms and a beautifully finished 3-piece bath offer inviting space for family and guests. Set within a desirable**

waterfront community, residents enjoy access to an outdoor pool, hot tub, and Adirondack chairs perfectly positioned along the shoreline to take in the bay views. The location also offers easy access to the Georgian Trail, nearby beaches, golf, hiking, cycling, and the shops, dining, patios, and seasonal festivals that make Blue Mountain and Collingwood such sought-after destinations. Whether enjoying quiet mornings on the patio, afternoons by the pool, or evenings by the waterfront, this executive rental is a rare opportunity to enjoy spring and summer in one of Ontario's premier four-season communities. Includes two underground parking spaces, one surface parking spot and a storage locker conveniently located just outside the front door. Utilities extra, damage deposit required. No pets. Available May 1st.

Inclusions: All furniture, kitchenware & bedding (not including sheets)

Lease Information

Lease Reqmnts: **Credit Check, Deposit Required, Lease Agreement, References Required, Rental Application Required**
 Lease Term: **Short Term**
 Buy Option:

Listing Contracted With: **Royal LePage Locations North 705-445-5520**

Prepared By: **MARY LAW, REALTOR Salesperson**

Date Prepared: **04/27/2026**

Rooms

MLS®#: S13012550

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	2.23 M X 2.15 M	7.31 Ft x 7.05 Ft		Double Closet, Heated Floor, Tile Floor
Kitchen	Main	7.03 M X 2.67 M	23.06 Ft x 8.75 Ft		Centre Island, Hardwood Floor, Open Concept
Living Room	Main	4.23 M X 5.86 M	13.87 Ft x 19.22 Ft		Gas Fireplace, Hardwood Floor, Open Concept
Dining Room	Main	2.84 M X 5.08 M	9.31 Ft x 16.66 Ft		French Doors, Hardwood Floor, W/O To Patio
Study	Main	2.22 M X 3.12 M	7.28 Ft x 10.23 Ft		Heated Floor, Tile Floor
Exercise Room	Main	3.38 M X 3.05 M	11.08 Ft x 10.00 Ft		Hardwood Floor
Primary Bedroom	Main	4.72 M X 3.87 M	15.48 Ft x 12.69 Ft		5 Pc Ensuite, Hardwood Floor, W/I Closet
Bedroom	Main	4.36 M X 3.29 M	14.30 Ft x 10.79 Ft		California Shutters, Hardwood Floor, Semi Ensuite
Bedroom	Main	4.02 M X 3.12 M	13.18 Ft x 10.23 Ft		California Shutters, Hardwood Floor, Semi Ensuite
Bathroom	Main			2	
Bathroom	Main			3	
Bathroom	Main			5	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026



COLLABORATIVE
REAL ESTATE

Expense/Utility/House Details

104 - 40 Trott Boulevard, Collingwood

House Details

Item	Year	Notes
Year Home was Built	2008	
Air Conditioner	2008	
Air Exchanger	2008	
Windows	2008	
Roof	2008	
Furnace	2008	

Fees and Utility Costs

Utility	Average Monthly Cost	Provider
Gas	\$450.00	Enbridge
Hydro		EPCOR
Water/Sewer		Town of Collingwood
Internet/Cable Provider		Rogers
Lawn/Garden Maintenance	Incl w/condo fees	Condo Corp
Snow Removal	Incl w/condo fees	Condo Corp

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Sub-Zero	2008
Dishwasher		2025

Gas Stove/Oven	Wolf	2008
Beverage Fridge	Serial PMC50DS17020051	2008
Microwave	Sharp	2008
Washer	Miele / W1113	2008
Dryer	Miele / T1313	2008

Seasonal Photography

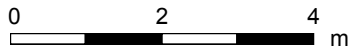


Seasonal Photography



104-40 Trott Blvd, Collingwood, ON

Main Floor Exterior Area 208.95 m²
Interior Area 182.86 m²



PREPARED: 2025/01/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

104-40 Trott Blvd, Collingwood, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc Bath: 0.86m x 2.02m
3pc Bath: 2.93m x 1.64m
5pc Ensuite: 3.58m x 2.46m
Bedroom: 4.36m x 3.29m
Bedroom: 4.02m x 3.12m
Den: 3.38m x 3.05m
Dining: 2.84m x 5.08m
Foyer: 2.23m x 2.15m
Kitchen: 7.03m x 2.67m
Living: 4.23m x 5.86m
Primary: 4.72m x 3.87m
Storage: 3.42m x 1.02m
Study: 2.22m x 3.12m
Utility: 2.33m x 1.66m
Wic: 2.00m x 2.12m

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 182.86 m²
Perimeter Wall Thickness: 38 cm
Exterior Area: 208.95 m²

Total Above Grade Floor Area, Main Building

Interior Area: 182.86 m²
Exterior Area: 208.95 m²

104-40 Trott Blvd, Collingwood, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>