

# \$949,000 - 341 MARINERS Way

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## Listing ID: 40177401

**\$949,000**

4 Bedrooms, 3 Bathrooms, 1738

Single Family

341 MARINERS Way, Collingwood,  
Ontario, L9Y5C7

SELLER MOTIVATED AND OPEN TO OFFERS! Compare asking price of \$546/sf to recent comparable sales of updated units at \$656/sf & \$703/sf - meaning modernized value of this condo = \$1,140,000 to \$1,221,000! This condo has the great size and privacy - all it needs is your creativity & \$\$ to modernize the interior and make it the \$MILLION+ condo it should be!

Listing agent has lots of ideas to share, just ask! FOUR BEDROOM, ALL GROUND FLOOR, NO STAIRS - Stowe model, largest ski home floor plan (1738 sq. ft.) in LIGHTHOUSE POINT, with open concept living/dining/kitchen (stainless appl. incl. gas stove) with walkout to large private patios with gas line for BBQ, a floor to ceiling stone wall w/gas fireplace, good interior storage areas + 5 ext. lockers.

Primary bdrm. has a walk-in closet & large wardrobe, 4 pc. ensuite & walkout to one of 2 patios. No other complex offers so much! - tennis & pickleball, 2 outdoor pools, private marina w/clubhouse & private pool, mini golf, putting greens, 2 km of trails, and huge rec center with indoor pool, 2 hot tubs, sauna, children's games room, fitness center, party room & more. Parking is unassigned and there are plenty of spaces! Floor plan available. Shared Facilities special assess on

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April 30, 2024 and 2026 of \$763.09 each for shared facility improvements. Original electric baseboards are intact as supplemental heat, but main heat and cool is from gas fireplace in LR and 2 ductless units plus gas wall unit in living room. Monthly avg. cost heat/hydro/water is \$164. New windows were installed in 2014. Freshly Painted October 2021. (id:13139)

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