

\$900,000 - 97 TRACEY Lane

Listing ID: 40597622

\$900,000

3 Bedrooms, 3 Bathrooms, 1646

Single Family

97 TRACEY Lane, Collingwood, Ontario,
L9Y3Z6

The real estate world is full of cliches. 2 of the most used ones being “location, location, location” & “move in ready.” You know what though; sometimes cliches are true. This charming Marigold model boasts 3 spacious bedrooms and 2 well-appointed bathrooms, ensuring comfortable living for families, couples, or retirees. Step into an expansive open-plan living space with a 9ft smooth ceiling that enhances the ambiance of light and space. High-quality hardwood and porcelain tile flooring on the main floor seamlessly blend aesthetics with durability. An elegant oak staircase with iron pickets leads to the upper floor, featuring modern, move-in-ready rooms. The master bedroom, a luxurious retreat with an adjoining 5 piece ensuite bath, is ready to pamper you. It features a glass shower, a separate bathtub, and dual sinks - everything designed with flawless attention to detail. The two additional bedrooms provide ideal settings for both young and older family members. Looking for more space? With a roughed-in bathroom and plenty of room for customization, the yet-to-be-finished basement holds endless possibilities. When it comes to convenience, the attached double garage with inside entry leaves no stone unturned. Last but not least, the fully-

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fenced backyard promises a perfect setting for all your outdoor activities. Live at the edge of town for a relaxed lifestyle, yet enjoy easy access to vibrant downtown Collingwood's offerings. Whether you're a ski enthusiast or a mountain biker, The Village At Blue Mountain, Ontario's largest ski resort, is just 15 minutes away.
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