

# \$449,900 - 101 - 4 Kimberly Lane, Collingwood

MLS® #S11963380

**\$449,900**

1 Bedroom, 1.00 Bathroom,  
Single Family

Collingwood, Collingwood, Ontario

Welcome to Royal Windsor, 1 Bed, 1 Bath, Underground Parking, Close to amenities, access to Seniors Community Facilities. Immediate Availability! The latest addition to the charming Balmoral Village, specifically designed to cater to 55+ lifestyle needs. Located in the heart of Collingwood, this exquisite building offers unparalleled access to all the amenities you desire, ensuring a lifestyle of comfort and convenience. Modern Conveniences with two elevators, dedicated underground parking and ample visitors parking, welcoming guests has never been easier. An Eco-Friendly Building with provisions for electric car charging stations are available in select underground parking spots, supporting your green lifestyle. Elegant Interiors include premium quartz countertops in both the kitchen and bathrooms, complemented by stylish ceramic tile backsplash. Dedicated 100-amp electrical service with a breaker panel, ceiling light fixtures in all bedrooms, and vinyl plank flooring throughout the kitchen, living room and bedroom. Experience breathtaking panoramic views of Blue Mountain and Georgian Bay from the rooftop terrace, equipped with a common area BBQ and fire pit perfect for social gatherings and relaxing evenings. Living an Active Lifestyle couldn't be easier with dedicated outdoor bicycle parking racks, storage units, access to trails and walking distance to Georgian Bay. Balmoral Village offers an 8,000 sq. ft. two-storey



Clubhouse / Recreation Centre that features state-of-the-art fitness equipment, a swimming pool and Therapeutic Pool for aquatic therapy, fitness and recreation rooms, and a variety of wellness and social programs designed to keep residents active, healthy and entertained. A convenient Collingwood bus service can take you to Blue Mountain or downtown Collingwood, making it easy to get to local shops and services without the need of a car. CONDO FEES + RECREATION FEES = \$345.21 mth. (id:6289)

### Essential Information

Listing #	S11963380
Price	\$449,900
Bedrooms	1
Bathrooms	1.00
Type	Single Family
Sub-Type	Apartment

### Community Information

Address	101 - 4 Kimberly Lane
Subdivision	Collingwood
City	Collingwood
Province	Ontario
Postal Code	L9Y5K8

### Amenities

Amenities	Hospital, Ski area, Exercise Centre, Party Room, Visitor Parking, Storage - Locker
Features	Lighting, Wheelchair access, Dry, Level
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
View	Mountain view

### Interior

Appliances	Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
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Heating	Electric Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

### **Exterior**

Exterior	Concrete, Steel
Exterior Features	Lawn sprinkler, Landscaped
Foundation	Concrete

### **Listing Details**

Listing Office	Revel Realty Inc.
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