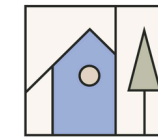


*Hello Collingwood!*



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BROKER



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LOCATIONS **NORTH**  
BROKERAGE

**4 DILLON DRIVE  
COLLINGWOOD**

# Move in and start enjoying the best of Collingwood living!

Discover this beautifully renovated four-bedroom back split, offering nearly 2,000 square feet of finished living space in one of Collingwood's most family-friendly neighbourhoods.

**Extensive 2021 Renovations:** Enjoy modern living with updates that include a fully renovated kitchen, refreshed bathrooms, new flooring, doors, appliances, fixtures and more throughout the home.

**Open Concept Main Level:** The heart of the home features a bright, open-concept design with a stunning kitchen renovation and a walkout to the side deck, perfect for outdoor dining and entertaining.

**Lower Level Walkout:** Cozy up in the family room with a gas fireplace or relax in the additional bedroom and full bath on the lower level, offering an ideal guest or in-law suite.

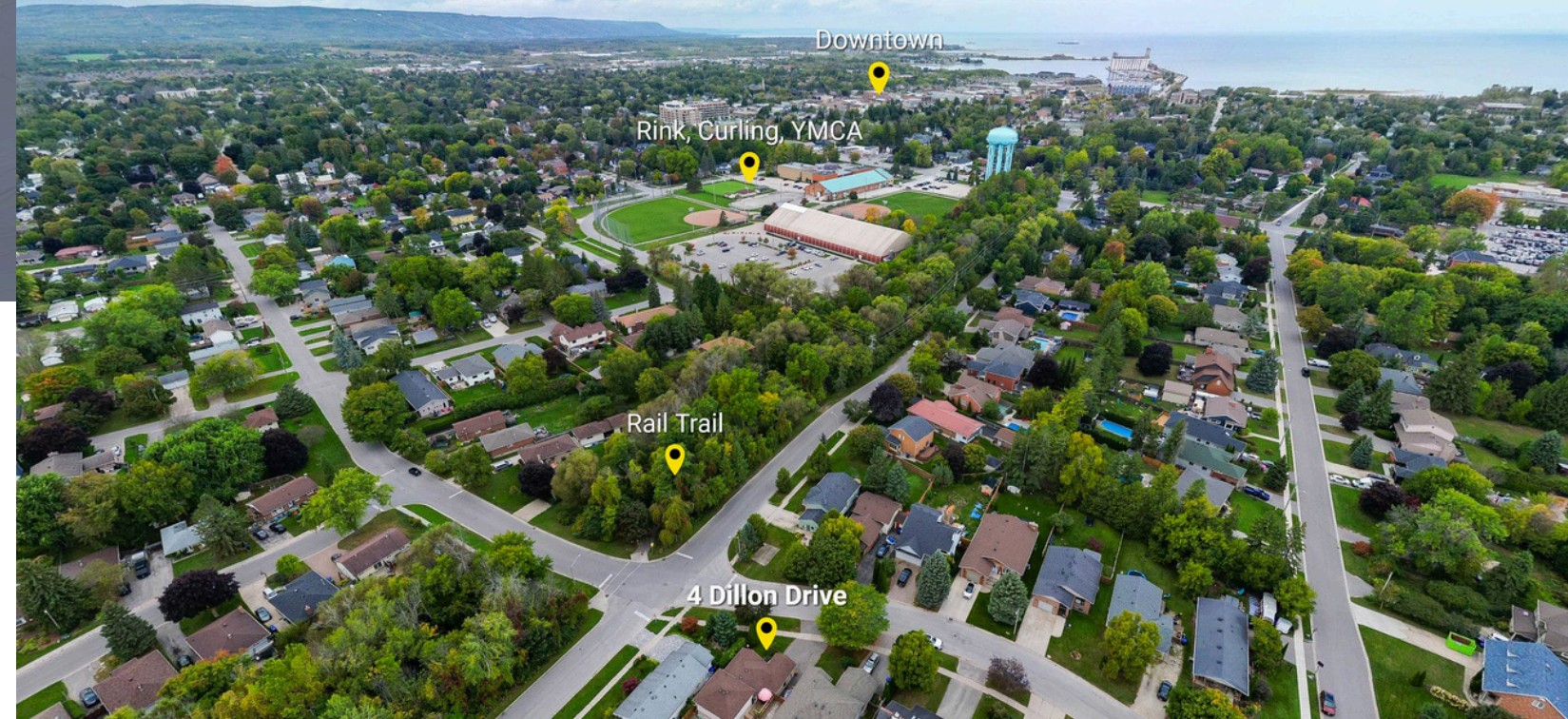
**Upper-Level Comfort:** Three bedrooms and an updated family bathroom await upstairs, providing ample space for a growing family.

**Finished Basement:** The recreation room offers versatility for hobbies or relaxation, complemented by laundry/mechanical and abundant storage.

**Ample Parking and Storage:** A single-car garage (18'10x10'11), driveway space for three cars, and a garden shed provide ample room for vehicles and outdoor gear.

**Notable updates:** over the past ten years include windows (10 yrs), furnace (8 yrs), a/c (1.5 yrs), and shingles (7 yrs).

**Ideal Location:** Enjoy walking to nearby trails, three parks, and Admiral Primary and High Schools. The trail is steps from your front door.



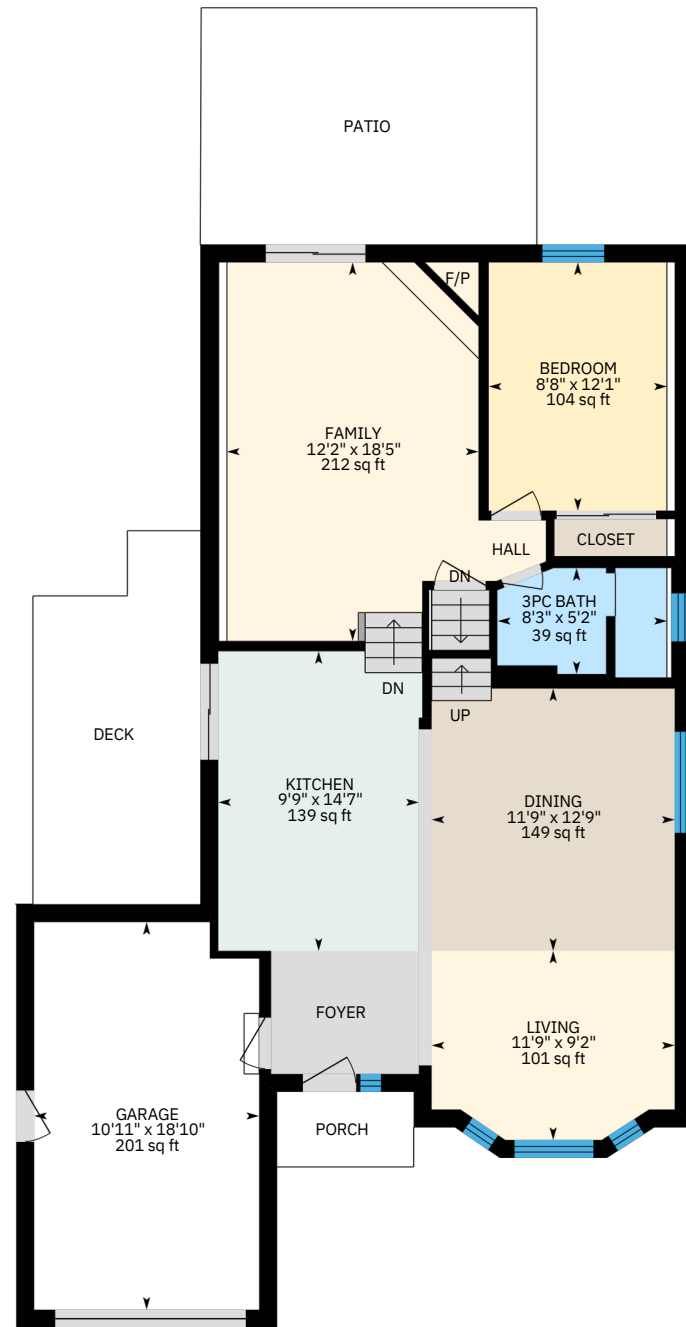
**Backyard Oasis:** Step outside to a fully fenced, private retreat, featuring an inground saltwater pool. Recent updates to the pool include a new liner, pump, salt cell, and safety cover, ensuring years of enjoyment. 47 ft x 117 ft lot.

Located steps from the local trail system

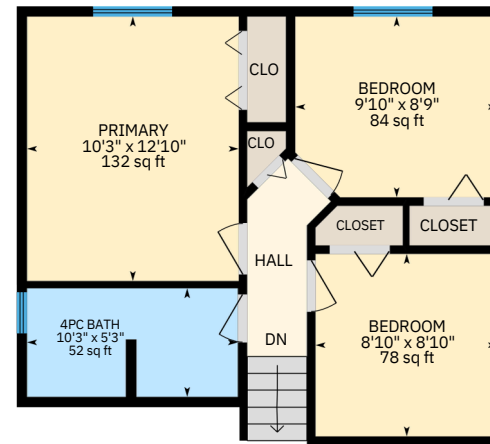


# 4 Dillon Dr, Collingwood, ON

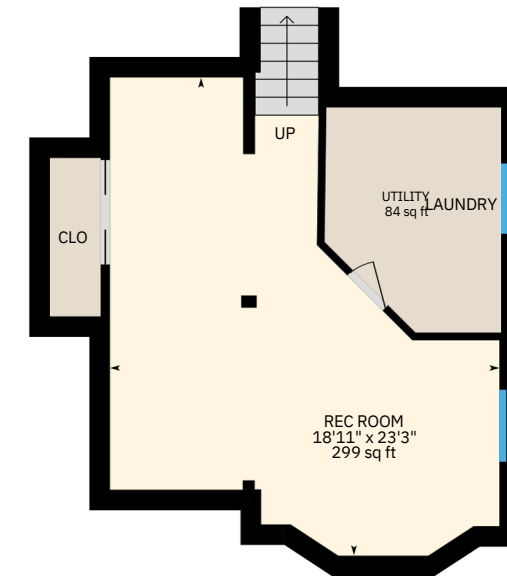
Main Building: Total Exterior Area Above Grade 1472.08 sq ft



Main Floor  
Exterior Area 983.57 sq ft



Upper Level  
Exterior Area 488.50 sq ft



Lower Level (Below Grade)  
Exterior Area 523.76 sq ft

