

\$3,999,800 - 176 Bartlett Boulevard, Collingwood

MLS® #S12294782

\$3,999,800

6 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Collingwood, Collingwood, Ontario

PASSAGE TO PARADISE - 105 ft of GEORGIAN BAY WATERFRONT! Situated in the vibrant prime location of Princeton Shores where beautiful sunrises/sunsets will take your breath away. Offering a generous 5,100 sq.ft. of finished luxury living space, 6 bedrooms + den & 5 baths. A spectacular heated, in-ground salt water pool has been added to the grounds for those long summer days & entertaining. Paddleboard, boat or kayak from this custom built residence to the Bay. Offering an attractive blend of luxury living & outdoor appeal with a shared boat launch, private dock & direct access to the Bay through a sheltered deep water canal. Extensive landscaping surrounds the property with flourishing gardens, landscape stones, pathways & waterside stone patio. Whether a weekend home or permanent residence, this property is 5 min. to downtown Collingwood's grocery stores, marina, markets, boutique shops and restaurants. A short drive to all area private ski clubs, Blue Mountain Village and golf courses. Upon entering, your eyes are drawn to a wall of windows with panoramic views and the iconic Nottawasaga Lighthouse. The open-plan living spaces are flooded with natural light and boast custom finishes such as reclaimed hemlock flooring and granite countertops. A grand floor-to-ceiling fieldstone gas fireplace is the great room focal point while the dining area has a walk-out to the deck, inground pool and patio area. A chefs kitchen features granite counters, tile



backsplash, upgraded appliances, walk-in pantry & breakfast nook. Fall asleep to the sounds of the water in the main floor primary suite w/gas fireplace, 2 walk-in closets and luxurious 5-piece ensuite. Located on the 2nd floor is a cozy sitting nook, 3 spacious bedrooms, 2 baths and a den. The lower level comprises a large recreation room with gas fireplace, 2 additional bedrooms and a 4 piece bath. A 2 car garage with covered walkway to the house and private outdoor hot tub complete this one-of-a-kind offering. (id:6289)

Essential Information

Listing #	S12294782
Price	\$3,999,800
Bedrooms	6
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	176 Bartlett Boulevard
Subdivision	Collingwood
City	Collingwood
Province	Ontario
Postal Code	L9Y5C9

Amenities

Amenities	Hospital, Ski area, Fireplace(s)
Utilities	Cable, Electricity
Features	Wooded area, Irregular lot size, Waterway, Lighting, Level, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes

Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Hot Tub, Central Vacuum, Range, Water Heater, Water meter
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood, Stone
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	95 x 252.9 FT ; 95' x 279.14' x 105.02' x 252.86' irreg 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office	Chestnut Park Real Estate
----------------	---------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 16th, 2025 at 3:01am PDT