

# 444 *Collett Road*

**Year Built:** 1987

**3904 square feet**

**4 Bedrooms 4 Bathrooms + Den/  
 Office**

**Parking:** Double garage + ample  
 uncovered

**Boat + RV Parking**

**Tax:** \$9,727,69 2022

**Zone:** RU1

**Lot:** 69.73 X 395.14

**Lot Size:** 0..81 Acres

## MAIN LEVEL

Entry	16'3 x 10'10
Kitchen	10'11 x 14'3
Formal Dining	11'1 x 15'0
Dining Room	9'3 x 11'1
Living Room	17'5 x 15'3
Half Bathroom	
Den/Office	10'11 x 13'4
Primary Bedroom	13'0 x 18'2
Ensuite Bathroom	
Family Room	15'3 x 14'11
Laundry	10'5 x 8'5

## UPPER LEVEL

Primary Bedroom	10'10 x 14'6
Ensuite Bathroom	
Media Room	17'5 x 11'9
Bathroom-Full	
Bedroom	7'5 x 10'10
Bedroom	11'0 x 12'7

## LOWER LEVEL

Wine Cellar	7'1 x 7'11
Storage	



# Incredible living space

First impressions do not disappoint.

Exquisite natural light encompasses the entire residence with brilliant detail and soaring ceilings



# Incomparable Location



- Detached double garage + workshop
- Upper floor loft in detached garage could be used as an office/den
- Private outdoor oasis with a pool and large garden area
- Outdoor storage shed
- Backing onto Bellevue Creek surrounded by nature and tranquility—a rare offering for this sought-after location
- Steps to walking trails, the lake and only a short distance to amenities
- Oversized driveway with no shortage of parking



# Outdoor Space



Ideal for conversation, the dining and family room flow to the updated kitchen



# Kitchen Features

- Updated kitchen perfectly positioned for entertaining
- High-end quartz countertops
- Gas cooktop
- Fresh white cabinetry
- Bright and flows seamlessly to formal, secondary dining
- No shortage of storage options with custom built-in cabinetry which extends into the dining space



# Practical Floorplan



Laundry Boasts Direct Access To Pool Area

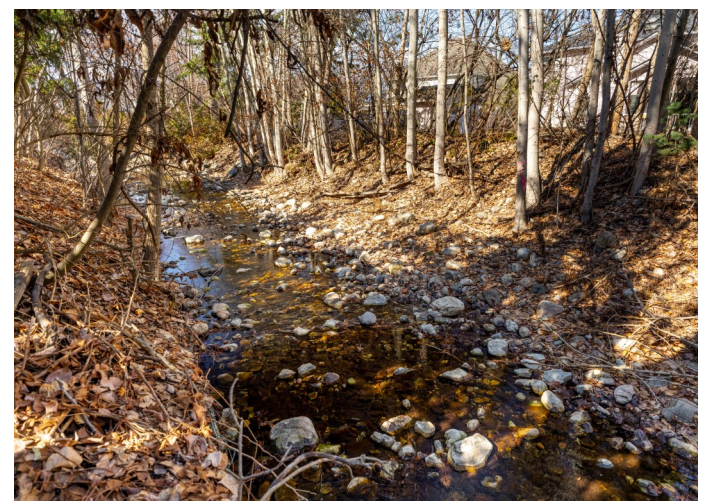


Pool/Guest Bathroom

Lower level features a wine room plus an abundance of storage options



Location Cannot Be Beat with Multiple Areas To Enjoy



# Main Floor



Multi-Purpose Den/Office



Living Room Overlooking  
Private Gardens



# Upper Level

Perfect for a family, the upper level holds a secondary primary bedroom option plus two more bedrooms and a convenient rec room with wet bar



# Tailored To Perfection

The impressive main level primary bedroom provides an exclusive haven to relax



# Generous Sized Ensuite

Fantastic, spacious ensuite with a claw-foot soaker tub and separate walk-in shower

