



**DAVID MOSER**  
 Royal LePage Locations North (Thornbury), Brokerage  
 Cell: 705 888 2160  
 Office Ph: (519) 599-2136



**Cross Property Client Full**

**429 BIRCH STREET**  
**Collingwood, ON L9Y 2W3**  
**Simcoe County/ Collingwood/**

**Residential/ Single Family/ For Sale Price: \$419,000.00**  
**Active**



MLS@#: **221160**  
 List Date: **08-Sep-2019** Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Bathrooms (F/H): **1 ( 1/ 0)**

Type: **Detached**  
 Style: **2 Storey**

Sqft Above Grade: **1,012** Sqft Below Grade: **0**  
 Sq Ft Finished: **1,012** Sq Ft. Unfinished

Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **7**  
 Title/Ownership: **Freehold** Recreational: **No**  
 Fronting On: **North** Year Built/Desc: **0/ Unknown**  
 Lot Front: **41.00** Lot Depth: **132.00**  
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/**  
 Access: **Municipal road, Year Round**  
 Driveway Spaces/Type: **2/ Private Single Wide/ Concrete**  
 Waterfront: **No** WF Exposure:  
 Leased Land Fee:

Public Remarks: **Stylish bungalow located down a picturesque tree street in Collingwood, the perfect first home or rental investment. Tastefully decorated and numerous updates throughout which make this home move in ready! The main floor boasts an open plan kitchen, living space with granite countertops, breakfast bar, large windows and stunning refinished original hardwood floors. Other rooms include a cozy den, 4pc bathroom and laundry room/mudroom with access to the back deck. Upstairs includes 2 good sized bedrooms and an attic for storage. Outside you'll find a fully fenced back yard with deck, surrounded by trees and landscaped gardens. Just a short walk from downtown Collingwood and Cameron Street School and a 10 minute drive from private ski clubs and Blue Mountain Village. Book a showing today!**

Directions: **Off Hurontario, Turn onto Sixth St, Turn Left onto Birch St, Property is on the Left**

**Interior Features**

Interior Features: **Carbon Monoxide Detector, Smoke Detector**  
 Basement: **Crawl Space/ Unfinished/** Fireplace:  
 Heat Primary/Sec: **Forced Air-Gas/**  
 HVAC: **Air Conditioner** Foundation: **Concrete Block**  
 Under Contract \$: **\$19.00** UFFI:  
 Under Contract/Rental Items: **Hot Water Tank** Furnace Age: **2017**  
 Plumbing Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: Pool: **None**  
 Exterior Finish: **Stone, Stucco**  
 Restrictions: **None**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Street Lights, Telephone**

Topography: **Flat** Alternative Power:  
 Roofing: **Shingles** Yr Roof Surface Replaced:  
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**  
 Exterior Features: **Fenced Full**  
 Other Structures: **Shed**  
 Site Influences: **Dog Park, Schools, Shopping Nearby, Trails**  
 Schools: **Cameron Street School, C.C.I**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Refrigerator, Stove Custom Bathroom Cabinet**

Exclusions: **Washer & Drying. Planter Holders in Livingroom. Rubbermaid Storage Outside.**

**Tax Information**

Roll#: **433107000102500** Local Improve Fee/Comments /  
 Pin#: **582780005** Zoning: **Residential** Taxes/Year: **\$2,813/ 2019**  
 Assessment \$/Year: **\$241,500/2019** Survey/Year: **No** Survey Type:  
 Legal Description: **PT LT 56 E/S BIRCH ST PL 45 COLLINGWOOD AS IN R01442185; COLLINGWOOD**

**Rooms**

Room	Level	Dimensions	Features
Living Room	M	11'2"x16'5"	
Kitchen	M	7'10"x12'6"	
Bedroom	M	10'11"x2'	
Laundry Room	M	9'7"x9'	
Bathroom	M		4-Piece
Bedroom	2	10'x12'6"	
Bedroom	2	9'8"x9'4"	

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 09/12/2019

Prepared By: DAVID MOSER, Salesperson

Royal LePage Locations North (Thornbury), Brokerage

All data is subject to Errors, Omissions or Revisions and is not warranted. 09/12/2019 02:17:58 PM