

**Property Features of
259 Saint Marie St, Collingwood**

Exterior

- Century home in the heritage district in Collingwood
- Built in 1885
- Zoned C1 residential
- Red brick
- Wrap around porch
- Concrete patio
- Large size lot - fully fenced
- 3 sheds

Interior

- 3 bedrooms
- 2 bathrooms
- Addition at the back of the home used as a dog groomer business
- Living room
- Dining room
- Main floor primary bedroom
- Laundry room/mudroom
- Upper level in law suite
- Crawl space
- Original millwork throughout
- Large windows

Kitchen

- Renovated in 2014
- Quartz countertops
- Glass sliding doors to side entrance
- Farmhouse sink
- Large pantry with built in cabinetry

Dining room

- Large bay window
- Access to the wrap around porch

Upper floor (in law suite)

- 2 good sized guest bedrooms
- 4pc shared bathroom
- Well equipped kitchen

Business addition

- Bathroom
- Separate entrance



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

Property Updates

- Fully fenced in wooden yard 6ft
- A separate self contained fully fenced in yard into business entrance
- Entire new roof on house 2018
- Replaced AC unit 2017
- New plumbing replaced from house to street 2017
- New kitchen 2014
- Large patio cover pressure treated wood and metal top 2019
- Poured concrete patio deck
- New sump pump in crawl space Sept 2020
- Apartment upstairs 2017
- Original wood flooring thought out house
- Main floor vinyl click flooring over top of original wood flooring 2017
- 3 large sheds

Area

- Walking distance to downtown Collingwood
- Short drive to Blue Mountain
- Close to the areas private ski/golf clubs, beaches and trail system

Other property info

- Taxes: \$3,423.75

Utilities

- Enbridge - Gas: \$1500.28/yr
- Epcor - Electricity: \$2,898.49/yr
- Hot water tank rental - \$19.20/mo

Inclusions

- All appliances upstairs and down
- Dryer, Refrigerator x2, Stove x2, Washer
- Window Coverings
- Cub cadet riding mower 2018.
- Cub cadet leaf vacuum and mulcher 2018
- 2 white metal locking wall cabinets with key in shop
- All light fixtures
- Sheds
- Cushions on the window seat

Exclusions

- none



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