

259 STE MARIE Street, Collingwood, Ontario L9Y 3K6

Client Full
Active / Residential

259 STE MARIE St Collingwood
Pending Board Approval

MLS® #: 40067110
Price: \$1,049,000



Simcoe County / Collingwood / CW01-Collingwood
2 Storey / House

	Beds	Baths	Kitch
Main	1	1	1
Second	2	1	1

Beds: 3 (3 + 0)
Baths: 2 (2 + 0)
SF Total: 2,325 / Plans
SF Range: 2001 to 3000
Abv Grade Fin SF: 2,325.00 / Plans
Common Interest: Freehold / None
Tax Amt/Yr: \$3,423 / 2020

Remarks/Directions

Public Rmks: **Charming century home located on a desirable street in the Heritage district in Collingwood, zoned C1 residential with beautiful original features throughout and just steps from Downtown! The main floor boasts intricate millwork, living space, dining room with bay window and access to the wrap around porch, 3pc bathroom, primary bedroom and renovated kitchen (2014) with quartz counters, sliding glass doors to the side yard, farmhouse sink and huge pantry with ample space and built in cabinetry. The main level also has a laundry/mudroom and an addition to the back of the home, currently used as a dog groomer business. Head upstairs and you'll find the perfect space for an in law suite; 2 spacious bedrooms, 4pc bathroom and a well equipped kitchen, all updated in 2017. Outside features a fully fenced large backyard with concrete patio, separate self contained fenced in yard into business entrance, 3 sheds and a wrap around porch. Walking distance to downtown Collingwood's boutiques, coffee shops, Georgian Bay and award winning restaurants and just a short drive to the area's private ski clubs! Covid 19 protocols in place.**

Directions: **HWY 26, turn onto First street, turn onto Ste Marie St**

Common Elements

Exterior

Exterior Feat: **Deck(s), Porch**
Construct. Material: **Brick**
Shingles Replaced:
Year/Desc/Source: **1885//Owner**
Pool Features: **None**
Parking Features: **Private Single Driveway**
Parking Spaces: **2**
Garage Sp/Desc:
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Street Lights, Telephone**
Water Source: **Municipal**
Lot Size Area/Units: **0.25/Acres**
Lot Front (Ft): **67.00**
Location: **Urban**
Area Influences: **Arts Centre, Beach, Dog Park, Downtown, Golf, High Traffic Area, Highway Access, Hospital, Library, Park, Place of Worship, Playground Nearby, Public Parking, Schools, Shopping Nearby, Skiing, Trails**

Foundation: **Stone**
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **100+ Years**

Driveway Spaces: **2.0**
Parking Assigned:
Carport Sp:
Sewer: **Sewer (Municipal)**

Water Tmnt:
Acres Range: **< 0.5**
Acres Rent:
Lot Depth (Ft): **165.00**
Lot Shape: **Rectangular**
Land Lse Fee:

Interior

Interior Feat: **Other**
Basement: **None**
Laundry Feat: **Main Level**
Cooling: **Central Air**
Heating: **Electric, Forced Air, Gas**
Under Contract: **Hot Water Heater**
Inclusions: **Dryer, Refrigerator, Stove, Washer, Window Coverings**
Add Inclusions: **All window coverings and hard wear. Cub cadet riding mower 2018. Cub cadet leaf vacuum and mulched 2018. 2 white metal locking wall cabinets with key in shop. All appliances upstairs and down. All light fixtures. Sheds. Cushions on the window seat**

Basement Fin:
Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
Legal Desc: **LT 10 E/S ST. MARIE ST PL 144 COLLINGWOOD; COLLINGWOOD**
Zoning: **C1 residential**
Assess Val/Year: **\$301,000/2020**

Local Improvements Fee:
Survey: **Unknown/**
Hold Over Days:

PIN: 582890100
ROLL: 433102000104900
Possession/Date: Other/
Possession Rmks: TBD

Occupant Type: Owner

Deposit:

Brokerage Information

List Date: 02/17/2021
List Brokerage: Royal LePage Locations North (Thornbury), Brokerage
Source Board: Southern Georgian Bay

Prepared By: Giovanni Boni, Salesperson
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Date Prepared: 02/17/2021

Information deemed reliable but not guaranteed. CoreLogic Matrix

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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Bathroom	Main			3-Piece
Dining Room	Main	21 x 13	6.40 m x 3.96 m	
Kitchen	Main	15 x 12	4.57 m x 3.66 m	
Living Room	Main	8.11 x 13	2.44 m x 3.96 m	
Mud Room	Main	7 x 7	2.13 m x 2.13 m	
Office	Main	12.11 x 12	3.66 m x 3.66 m	
Bedroom Primary	Main	13.11 x 15	3.96 m x 4.57 m	
Bathroom	Second			4-Piece
Bedroom	Second	8 x 13	2.44 m x 3.96 m	
Bedroom	Second	17.1 x 14.11	5.18 m x 4.27 m	
Kitchen	Second	8.11 x 9	2.44 m x 2.74 m	

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Click the LifeStyle Match button to prioritize which property features matter most to you.

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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Information Statement:

Date:

Level:

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