

# 240 MAPLE Street, Collingwood, Ontario L9Y 2R2

Client Full  
**Conditional-CS / Residential**

**240 MAPLE St Collingwood**

MLS® #: 40076736  
 Price: **\$2,395,000**



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

	Beds	Baths	Kitch
Main		1	1
Second	3	2	

Beds: **3 ( 3 + 0 )**  
 Baths: **3 ( 2 + 1 )**  
 SF Total: **3,306 / Plans**  
 SF Range: **3001 to 4000**  
 Abv Grade Fin SF: **3,306.00 / Plans**  
 Common Interest: **Freehold / None**  
 Tax Amt/Yr: **\$0 / 2020**

Remarks/Directions

Public Rmks: **Spectacular, updated century home, 5 minute walk from everything downtown Collingwood has to offer including a fantastic range of restaurants, coffee shops and bars, charming boutiques and the beautiful Georgian Bay. This century home has been restored to perfection and boasts many high end finishes mixed with wonderful traditional features. The main floor offers an open concept chef's kitchen featuring granite island, marble counters, attractive lighting and high end built in appliances, the ideal entertaining area. You'll also find a breakfast area with 3 sets of custom French doors leading to the expansive deck, dining room, parlour, office, laundry room, powder room and cozy living space with a fireplace. Head upstairs and you'll find 2 guest bedrooms and a luxurious primary suite. The primary bedroom is spacious with a stunning ensuite bath and dressing area, complete with marble shower and freestanding tub. The exterior has been professionally landscaped featuring huge spruce trees, an incredible outdoor living space that boasts a double-sided wood burning fireplace, hot tub, easily maintained artificial turf yard and an oversized, deep garage. Walking distance to downtown Collingwood and just a short drive to Blue Mountain and the area's private ski/golf clubs! Covid 19 protocols in place.**

Directions: **First Street, turn onto Maple Street**

Common Elements

Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped, Lighting, Privacy**  
 Construct. Material: **Brick**  
 Shingles Replaced: /  
 Year/Desc/Source: **//Other**  
 Property Access: **Year Round Road**  
 Parking Features: **Private Single Driveway**  
 Parking Spaces: **5**  
 Garage Sp/Desc: **2 Spaces**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**  
 Water Source: **Municipal**  
 Lot Size Area/Units: /  
 Lot Front (Ft): **66.00**  
 Location: **Urban**  
 Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Park, Place of Worship, Playground Nearby, Public Parking, Schools, Shopping Nearby, Skiing, Trails**

Foundation: **Stone**  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **Unknown**  
 Rd Acc Fee: /  
 Carport Sp: /  
 Sewer: **Sewer (Municipal)**  
 Driveway Spaces: **3.0**  
 Parking Assigned: /  
 Water Tmnt: /  
 Acres Range: **< 0.5**  
 Acres Rent: /  
 Lot Depth (Ft): **165.00**  
 Lot Shape: /  
 Lot Irregularities: /  
 Land Lse Fee: /

Interior

Interior Feat: **Built-In Appliances, Other**  
 Basement: **Crawl Space**  
 Laundry Feat: **Main Level**  
 Cooling: **None**  
 Heating: **Fireplace-Gas, Gas**  
 Under Contract: **Hot Water Heater**  
 Inclusions: **Dishwasher, Dryer, Hot Tub, Refrigerator, Stove, Washer, Window Coverings**  
 Basement Fin: **Unfinished**  
 Contract Cost/Mo: /

Property Information

Common Elem Fee: **No**  
 Legal Desc: **LT 38 W/S MAPLE ST PL 73 COLLINGWOOD; COLLINGWOOD**  
 Zoning: **R1**  
 Assess Val/Year: **\$640,000/2021**  
 Local Improvements Fee: /  
 Survey: **Unknown/**  
 Hold Over Days: /

PIN: 582800122  
ROLL: 433105000111900  
Possession/Date: Other/

Occupant Type: Owner

Deposit:

Brokerage Information

List Date: 03/08/2021  
List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#)  
Source Board: Southern Georgian Bay

Prepared By: STEVE SIMON, Salesperson

Date Prepared: 03/08/2021

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\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Breakfast Room	Main	17.08 x 10.11	5.18 m x 3.05 m	
Office	Main	11.03 x 16.03	3.35 m x 4.88 m	
Kitchen	Main	19.05 x 19.09	5.79 m x 5.79 m	
Dining Room	Main	17.03 x 12.01	5.18 m x 3.66 m	
Living Room	Main	13.04 x 22.03	3.96 m x 6.71 m	
Den	Main	13.07 x 9.07	3.96 m x 2.74 m	
Bathroom	Main			2-Piece
Bathroom Primary	Second			4-Piece
Bedroom Primary	Second	13.06 x 22.03	3.96 m x 6.71 m	
Bedroom	Second	13.05 x 9.09	3.96 m x 2.74 m	
Bedroom	Second	15.11 x 9.11	4.57 m x 2.74 m	
Bathroom	Second			3-Piece

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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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