

71 CEDAR Street, Collingwood, Ontario L9Y 1G4

Client Full
Active / Residential

71 CEDAR St Collingwood
Pending Board Approval

MLS® #: **40498179**
Price: **\$999,000**



Simcoe County/Collingwood/CW01-Collingwood Bungalow Raised/House

	Beds	Baths	Kitch
Basement		1	
Lower	1		
Main	1	2	1

Beds (AG+BG): **2 (1 + 1)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **2,198**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,098/Owner**
 BG Fin SF: **1,100/Owner**
 Tot Unfin SF: **2,100**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,680.00/2022**

Remarks/Directions

Public Rmks: **WALKING DISTANCE to Downtown Collingwood and a bike ride away from Georgian Bay! Beautifully renovated home (2021) located on the corner of Cedar Street- just steps to downtown! Situated on one of the desired Tree Streets of Downtown Collingwood, this grey stucco-covered home features a professionally-landscaped property with beautiful perennial gardens and a private, fenced patio. This recently updated raised bungalow features tons of natural light, with good-sized windows and features in-floor hot water heating in the lower level. The main floor features an open concept living/dining/kitchen area, with a stunning updated kitchen (2021), updated powder room (2021), large primary bedroom with walk-in closet, updated ensuite (2021) and main floor laundry. The lower level contains a good-sized guest bedroom, an office which can also be used as a bedroom, full bathroom and a large rec. room with gas fireplace. The house has been freshly renovated with luxury vinyl running throughout. In addition, the driveway has been freshly paved accommodating 4 cars comfortably and the side entrance opens to a functional garage space. A quick walk to downtown Collingwood's boutiques, world class restaurants and coffee shops. Close access to the area's trail system, Georgian Bay and just a short drive to Blue Mountain and the area's private ski and golf clubs! Move in and start having fun.**

Directions: **From First street travel South at Cedar Street to last driveway on left before Second Street on left side; sign on property.**

Cross St: **Second**

Common Elements

Exterior

Exterior Feat: **Deck(s), Landscaped, Lawn Sprinkler System, Lighting, Porch, Privacy, Storage Buildings, Year Round Living**
 Construct. Material: **Stucco (Plaster), Vinyl Siding**
 Shingles Replaced: **Foundation: Concrete**
 Year/Desc/Source: **2000/Completed / New/Owner**
 Property Access: **Municipal Road**
 Other Structures: **Fence - Full, Shed, Storage**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Asphalt Driveway**
 Parking Spaces: **5**
 Services: **Cable TV Available, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Street Lights, Telephone, Underground Wiring**
 Water Source: **Municipal, Municipal-Metered**
 Lot Size Area/Units: **5,080.560/Square Feet**
 Lot Front (Ft): **96.00**
 Location: **Urban**
 Area Influences: **Beach, Corner Site, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Public Transit, Quiet Area, Schools, Shopping Nearby, Skiing, Trails, Other**
 View: **Garden, Hills**
 Topography: **Dry, Flat site, Level**
 Restrictions: **Simcoe County District School Board**
 School District: **CCI / Our Lady of the Bay**
 High School: **Mountainview / St. Mary's**
 Elementary School: **Mountainview / St. Mary's**

Interior

Interior Feat: **Air Exchanger, Built-In Appliances, Ceiling Fans, Central Vacuum, Guest Accommodations, In-law Capability, Separate Heating Controls, Ventilation System, Water Meter**
 Basement: **Full Basement**
 Basement Feat: **Development Potential**
 Laundry Feat: **Main Level**
 Cooling: **Central Air, Radiant Floor**
 Heating: **Fireplace-Gas, Forced Air, Gas, Gas Hot Water, In-Floor, Water**
 Fireplace: **1/Electric, Natural Gas**
 FP Stove Op: **Yes**

Inclusions: **Dishwasher, Dryer, Refrigerator, Washer**
Furnace Age: **2012**

Tank Age: **2014**

UFFI: **No**

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **PT LT 19 E/S CEDAR ST PL 38 AKA PL 73 COLLINGWOOD; PT LT 20 E/S CEDAR ST PL 38 AKA PL 73 COLLINGWOOD PT 2, 51R28816; COLLINGWOOD**

Zoning: **R2**

Survey: **None/**

Assess Val/Year: **\$312,000/2021**

Hold Over Days:

PIN: **582850031**

Occupant Type: **Owner**

ROLL: **433104000119390**

Possession/Date: **Flexible/**

Deposit: **5%**

Possession Rmks: **Flexible**

Brokerage Information

List Date: **10/11/2023**

List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 

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Source Board: The Lakelands Association of REALTORS®

Prepared By: Steve Simon, Salesperson

Date Prepared: 10/11/2023

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main	7' 1" X 5' 9"	2.16 X 1.75	2-Piece
Primary Ensuite Bathroom	Main	7' 10" X 16' 1"	2.39 X 4.90	4-Piece
Bedroom Primary	Main	18' 6" X 9' 10"	5.64 X 3.00	
Kitchen/Dining Room	Main	16' 0" X 12' 0"	4.88 X 3.66	
Bedroom	Lower	12' 6" X 12' 0"	3.81 X 3.66	
Bathroom	Basement	12' 5" X 5' 11"	3.78 X 1.80	3-Piece
Dining Room	Main	7' 11" X 12' 8"	2.41 X 3.86	
Living Room	Main	21' 5" X 13' 9"	6.53 X 4.19	
Recreation Room	Basement	15' 4" X 25' 5"	4.67 X 7.75	
Den	Basement	13' 10" X 7' 2"	4.22 X 2.18	
Utility Room	Basement	7' 1" X 6' 1"	2.16 X 1.85	

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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:

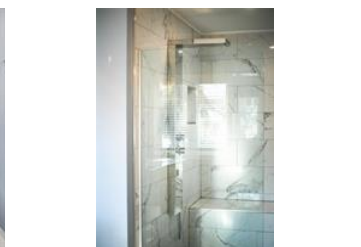
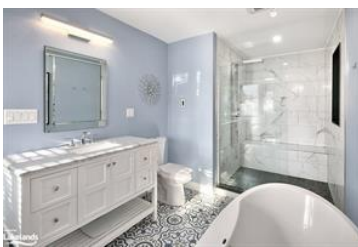
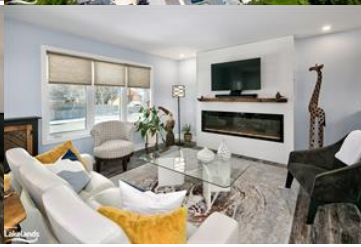
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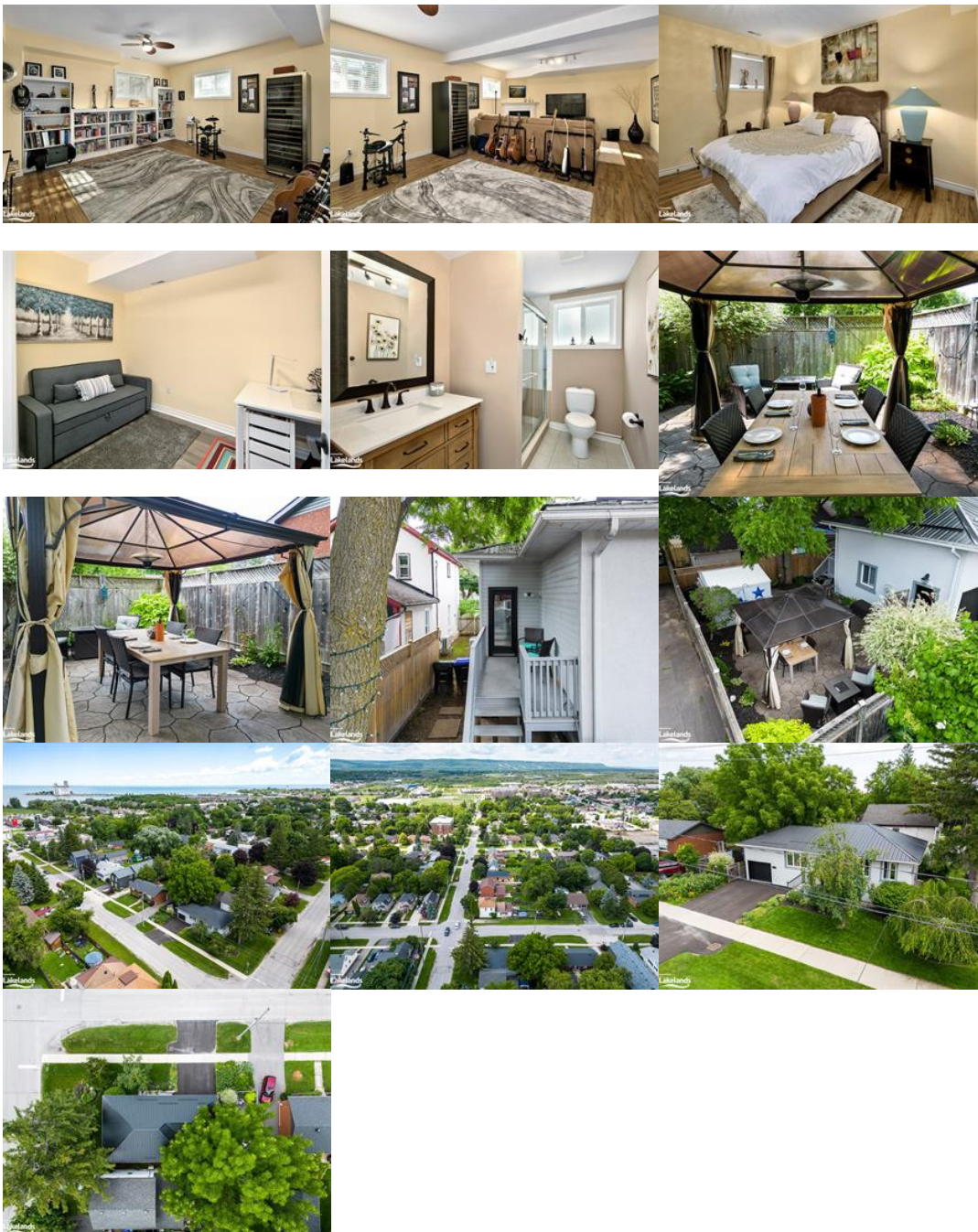
Date:

Level:

Information Statement:

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