

71 CEDAR Street, Collingwood, Ontario L9Y 1G4

Client Full
Active / Residential

71 CEDAR St Collingwood

MLS® #: 40480539
Price: **\$1,075,000**



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: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,680.00/2022**

Remarks/Directions

Public Rmks: 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 side entrance opens into a converted garage has previously been used as an office and could be used as a mudroom, storage area for your toys or it can be converted back in to a garage. 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	Foundation:	Concrete
Shingles Replaced:		Roof:	Metal
Year/Desc/Source:	2000/Completed / New/Owner	Prop Attached:	Detached
Property Access:	Municipal Road	Apx Age:	16-30 Years
Other Structures:	Fence - Full, Shed, Storage	Rd Acc Fee:	
Garage & Parking:	Private Drive Double Wide//Asphalt Driveway	Winterized:	
Parking Spaces:	2	Garage Spaces:	
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	Water Tmnt:	Sewer (Municipal)
Lot Size Area/Units:	5,080.560/Square Feet	Acres Range:	< 0.5
Lot Front (Ft):	96.00	Acres Rent:	
Location:	Urban	Lot Depth (Ft):	53.00
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:		Retire Com:	East
School District:	Simcoe County District School Board	Fronting On:	West
High School:	CCI / Our Lady of the Bay	Exposure:	
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 Fin: Fully Finished
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: **09/11/2023**
 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: 09/12/2023

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
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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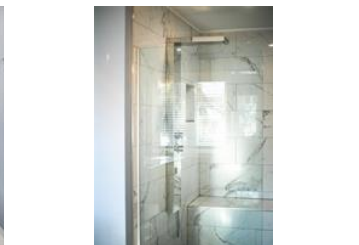
Click the LifeStyle Match button to prioritize which property features matter most to you.

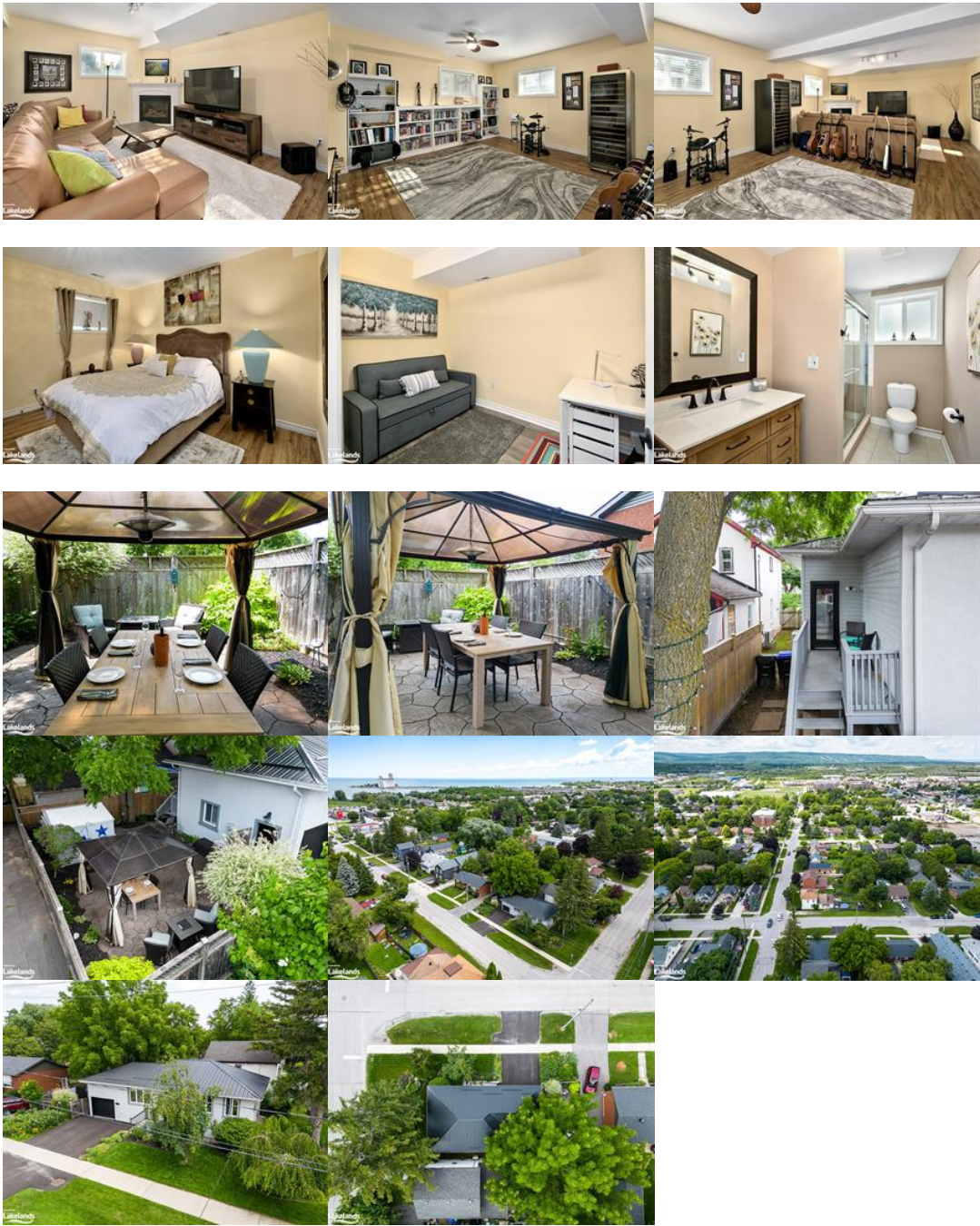
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Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Date:
 Information Statement:

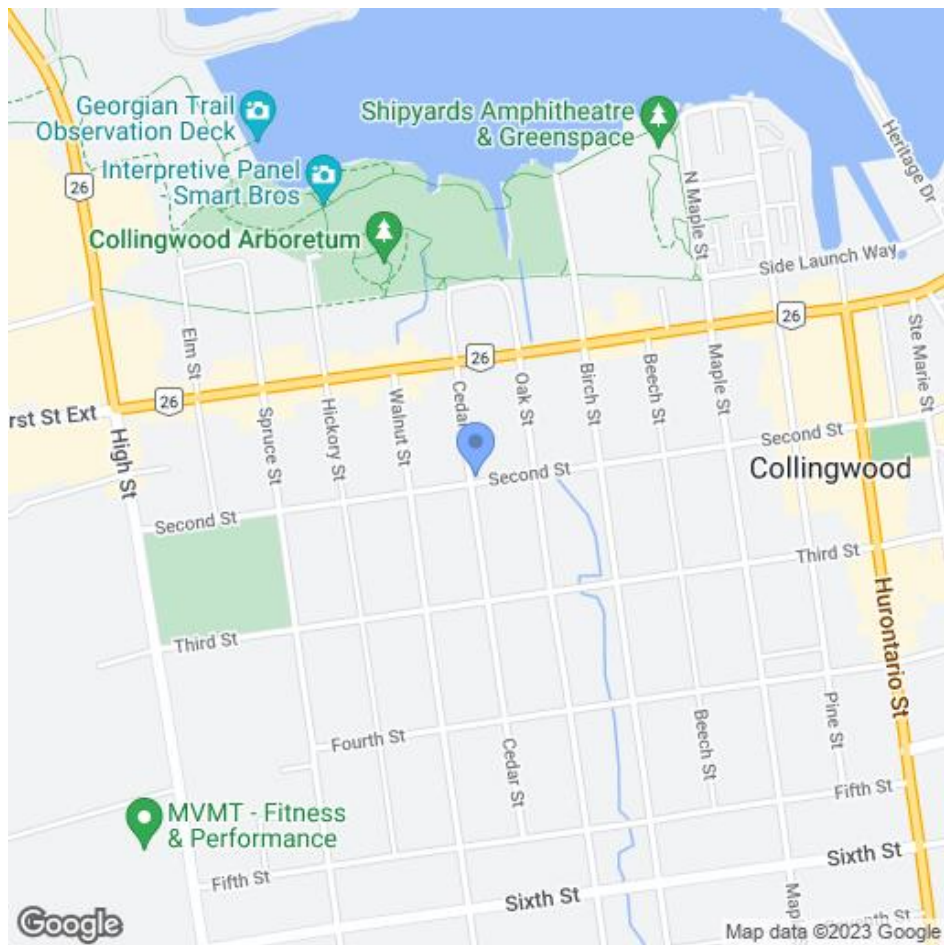
Level:

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