

**Property Features of
32 St Paul St, Collingwood**

Exterior

- Built in 2012
- Walking distance to Downtown
- Steps to Georgian Bay and waterfront trail system
- Private back deck
- Mature trees and gardens
- 1 car garage
- Water and sewage source - Municipal

Interior

- 5 bedrooms
- 3 bathrooms
- Total sqft finished: 2644sqft
- Living room
- Kitchen/dining
- Finished lower level
- Wood floors
- Heating: Forced air gas
- Central air

Kitchen/dining

- Open plan space
- Granite counters
- Ample cupboard space
- Good sized dining area

Living room

- Gas fireplace
- Walk out to the back deck

Primary bedroom

- Walk in closet
- Doors leading out to the back deck
- 4pc ensuite bathroom
 - Bathtub
 - Walk in shower
 - Vanity
 - Toilet

Lower level

- Large Rec room
- 2 bedrooms
- 3pc bathroom
- Separate entrance
- Ample storage space
- Kitchen
 - Stove, fridge, sink and cabinets



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Area

- Close to the areas public and private ski/golf clubs, beaches and trail system
- Few minutes walk to Downtown Collingwood, Georgian Bay and down the road from Sunset Point park
- A short drive to Blue Mountain Village
- Services: Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone
- Area Influences: Beach, Downtown, Golf, Highway Access, Landscaped, Park, Public Parking, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails

Inclusions

- Upper gas stove, fridge, built in microwave , stacked washer/dryer
- Lower electric stove, fridge
- All curtains and blinds

Exclusions

- Front door Wotherspoon knocker and poppy
- Planters front and back
- Lower level microwave
- Garage fridge

Updates

- Finished Lower level kitchen, gutter covers, front & side door key coded

Utilities and costs (per year)

- Property taxes per year \$4,314.59
- Hydro/water fees \$2928.39
- Gas/oil fees \$1385.89



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