



THE CHRIS KELEHER TEAM

Real Estate Done Differently



MOUNTAINCROFT

163 Findlay Drive, Collingwood

Six bedroom family home in the Mountaincroft community. This Castlerock model has over \$100,000 in upgrades and backs to green space. Enjoy bird watching and the tranquility of trees from your backyard. Upgraded kitchen overlooks breakfast area and leads out to the two-tiered back deck. The living room has a gas fireplace with stone surround. The dining room is bright and overlooks the backyard. Functional mudroom with custom bench, hooks, and shelving. The main level also features den/living room area at the front of the home. Master suite with 5 piece ensuite and large walk-in closet. The laundry room is conveniently located on the second level.

The lower level is fully finished with two bedrooms, full bath, recreation room, cold cellar and lots of storage.

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LOCATIONS **NORTH**
BROKERAGE

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163 FINDLAY DRIVE
Collingwood, ON L9Y 0H4
Simcoe County/Collingwood/None

Price: \$769,000.00



MLS@#: **134246**
 List Date: **13-Jun-2018**
 Bedrooms (AG/BG): **6 (4/2)**
 Bathrooms (F/H): **4 (3/1)**
 Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **2,650**
 Sq Ft Finished: **3,650**
 Sq Ft Source: **Builder Floor Plan(s)**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Sqft Below Grade: **1,000**
 Sq Ft. Unfinished
 # Rooms: **18**
 Recreational: **Yes**
 Year Built/Desc: **2015/Completed / New**
 Lot Front: **50.52**
 Lot Depth: **116.01**
 Road Access Fee:
 Lot Size/Acres: **Under .5 Acre/**
 Access: **Municipal road, Year Round**
 Garage Spaces/Type: **2.0/Attached**
 Driveway Spaces/Type: **2/Private Double Wide/Asphalt**
 Waterfront: **No**
 WF Exposure:

Public Remarks: **Fantastic family home in the Mountaincroft community. This six bedroom home backs to municipally owned land with views to green space and pond. Upgraded kitchen overlooks breakfast area and leads out to the two-tiered back deck. The living room has a gas fireplace with stone surround. The dining room is bright and overlooks the backyard. Functional mudroom with custom bench, hooks, and shelving. The main level also features den/living room area at the front of the home. Master suite with 5 piece ensuite and large walk-in closet. The laundry room is conveniently located on the second level. The lower level is fully finished with two bedrooms, full bath, recreation room, cold cellar and lots of storage. Insulated and finished attached double car garage(18'8x17'11). Numerous upgrades including hardwood & ceramic flooring, bathroom and kitchen upgrades, built-in storage, deck, fencing, landscaping, and more! Contact for a full list or upgrades, features, and your private showing.**

Directions: **Hurontario Street South, West on Findlay to sign.**

Interior Features

Interior Features: **Central Vacuum**
 Basement: **Full/Fully Finished/**
 Heat Primary/Sec: **Forced Air-Gas/**
 HVAC: **Central Air, HRV System, Plenum Humidifier**
 Under Contract \$:
 Under Contract/Rental Items: **Hot Water Tank**
 Lease To Own Equip: **None**
 Accessibility:
 Fireplace: **Natural Gas**
 Foundation: **Poured Concrete**
 UFFI:
 Furnace Age: **2015**
 Plumbing Age: **2015**
 Oil Tank Age:
 Wiring Age: **2015**

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Rectangular**
 Exterior Finish: **Brick**
 Restrictions: **None**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Telephone**
 Topography: **Flat, Open space**
 Roofing: **Asphalt, Shingles**
 Water/Supply Type: **Municipal/**
 Exterior Features: **Backs on Greenbelt, Deck(s), Fenced Full, Porch**
 Other Structures: **Playground**
 Site Influences
 Schools: **Cameron, St Mary's, Notre-Dame-De-La-Huronie CCI, Jean Vanier**
 Exposure:
 Lot Irregularities:
 Pool: **None**
 FH Common Fee:

Inclusions/Exclusions

Inclusions: **Dishwasher, Refrigerator, Stove, Central Vac, Window Coverings Garage door opener x 2, television brackets mounted to wall(televisions excluded).**
 Exclusions: **Washer, dryer, coat rack mounted to wall by powder room(hand painted), freezer and fridge in lower level, white shelving above desk in lower level bedroom, metal shelving in garage for tire storage, televisions mounted to walls.**

Tax Information

Roll#: **433108000714208**
 Pin#: **582610763**
 Assessment \$/Year: **\$448,000/2018**
 Legal Description: **LOT 5, PLAN 51M920; COLLINGWOOD**
 Local Improve Fee/Comments /
 Zoning: **RES**
 Survey/Year: **No**
 Taxes/Year: **\$5,475/2017**
 Survey Type: **None**

Rooms

Room	Level	Dimensions	Features
Living Room	M	12'x14'3"	
Kitchen	M	12'4"x11'9"	
Dining Room	M	10'9"x15'	
Breakfast	M	13'10"x10'10"	
Bathroom	M		2-Piece
Den	M	11'3"x12'4"	
Mud Room	M	7'4"x7'5"	
Master Bedroom	2	13'10"x17'	
Ensuite	2		5+ Piece
Bedroom	2	10'11"x13'	
Bedroom	2	10'8"x13'2"	
Bedroom	2	11'2"x11'9"	
Bathroom	2		4-Piece
Laundry Room	2	8'2"x6'3"	
Recreation Room	L	22'8"x14'2"	
Bedroom	L	10'x14'11"	
Bedroom	L	11'4"x11'2"	
Bathroom	L		4-Piece