



THE CHRIS KELEHER TEAM

Real Estate Done Differently



STEPS TO PARK & TRAIL

30 Bush Street, Collingwood

Welcome to 30 Bush Street, Collingwood. This lovely home is situated in a quiet family neighbourhood close to town amenities. You can see the local community park from the house! The Collingwood trail system is steps away, and the YMCA and Central Park are nearby too. The front gardens and covered front porch make you feel welcomed and relaxed walking up to the front door. The functional front foyer leads into the single garage (with room for storage and a workbench). Living room brings you into the open concept kitchen with breakfast bar and dining area. Sliding door leads out to the large back deck (18' x 13'6"), which takes advantage of the bright West-facing yard. The vegetable garden loves all of the sun! There is a powder room on the main level. The second level features three bedrooms and full bathroom. The master has his-and-hers closets and room for a king bed. The finished lower level has a recreation room and bedroom/den, as well as the mechanical/laundry area. This home was built in 1994 and the roof shingles were replaced in 2017.

Contact the CK Team for your private showing and more details.

LeeAnn Matthews

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LOCATIONS **NORTH**
BROKERAGE

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30 BUSH STREET**Collingwood, ON L9Y 4T1
Simcoe County/Collingwood/None****Price: \$419,000.00**

MLS®#: **140753**
 List Date: **13-Jul-2018**
 Bedrooms (AG/BG): **4 (3/1)**
 Bathrooms (F/H): **2 (1/1)**

Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **1,145**
 Sq Ft Finished: **1,580**
 Sq Ft Source: **Other**
 New Construction: **No**
 Title/Ownership: **Freehold**
 # Rooms: **14**
 Recreational: **Yes**
 Year Built/Desc: **1994/Completed / New**

Fronting On: **West**
 Lot Front: **34.00**
 Road Access Fee: **145.00**
 Access: **Municipal road, Year Round**
 Lot Depth: **145.00**
 Lot Size/Acres: **Under .5 Acre/**
 Garage Spaces/Type: **1.0/Attached**
 Driveway Spaces/Type: **2/Private Double Wide/Asphalt**
 Waterfront: **No**
 WF Exposure:

Public Remarks: **New Price, great value here. 30 Bush Street, Collingwood is a lovely home in a great family neighbourhood. Steps to the local Morbay park, with access to the Collingwood Trail system. The front garden and covered porch welcome you into the home. Large living area leads into dining room. Open concept kitchen and dining with sliding door out to the backyard. West facing yard is great for the vegetable garden and there is a large deck to enjoy the sun. Three bedrooms and one bathroom on the second level, including master with two closets and room for king bed. Finished lower level has recreation room and fourth bedroom/office. Functional foyer leads into the single garage(19'x11') which has room for storage. Enjoy being close to the YMCA and Central Park. Outdoor adventures await you on Georgian Bay and Blue Mountain. Discover why Collingwood is a great place to call home, call today for your private showing. Quick closing is available.**

Directions: **Hume Street East of Hurontario, South on Peel Street, East on Bush Street to sign.**

Interior Features:
 Basement: **Work Bench Full/Fully Finished/**
 Heat Primary/Sec: **Forced Air-Gas/**
 HVAC: **Central Air**
 Under Contract/Rental Items: **Hot Water Tank**

Interior Features

Fireplace:
 Foundation: **Concrete Block**
 Plumbing Age:

Add'l Monthly Fees:
 Lot Shape:
 Exterior Finish:
 Restrictions:
 Services:
 Topography:
 Roofing:
 Water/Supply Type:
 Other Structures:
 Site Influences:
 Schools:

Exposure: **East**
 Lot Irregularities: **IRREGULAR**
 Pool: **None**
 FH Common Fee:

Brick, Vinyl Siding
None
Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup
Level
Asphalt
Municipal-Metered/
Playground
Park, River/Stream, Shopping Nearby, Trails
Connaught, St Mary's. CCI, Jean Vanier.

Alternative Power:
 Yr Roof Replaced: **2017**
 Sewage: **Municipal Sewers**

Exterior Features**Inclusions/Exclusions**

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**

Exclusions: **Garden Shed**

Tax Information

Roll#: **433103000336100**
 Pin#: **582620241**
 Assessment \$/Year: **\$251,500/2018**
 Legal Description: **PCL 85-2 SEC 51M365; PT LT 85 PL 51M365 COLLINGWOOD PARTS 17 & 18, 51R23715; S/T LT247241; COLLINGWOOD Party To:**

Local Improve Fee/Comments /
 Zoning: **RES**
 Survey/Year: **No**
 Taxes/Year: **\$2,975/2017**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Foyer	M	10'6"x8'	
Living Room	M	13'6"x10'3"	
Dining Room	M	9'10"x9'5"	
Kitchen	M	10'8"x10'	
Bathroom	M		2-Piece
Other	M	18'x13'6"	
Other	M	19'x11'	
Master Bedroom	2	13'2"x10'5"	
Bedroom	2	10'6"x8'11"	
Bedroom	2	10'3"x8'11"	
Bathroom	2		4-Piece
Recreation Room	L	16'9"x9'10"	
Bedroom	L	8'8"x8'	
Laundry Room	L	11'x8'10"	