



THE CHRIS KELEHER TEAM

Real Estate Done Differently



MAIR MILLS HOME

12 Hill Street, Collingwood

Spectacular Escarpment VIEWS and plenty of space for a big family. 5+1 bedrooms, 3.5+1 baths. Minutes to Blue Mountain skiing, Collingwood amenities, 4 season recreation and more. Enjoy the easy care slate flooring throughout the main level. Escarpment views from the open kitchen with breakfast area and granite countertops leads into a second living room. Formal dining and formal sitting room meet you as you enter the house. Stamped concrete driveway. A nice blend of hardscape steps and perennials lead you to the front entrance with glassed in entryway. Basement with separate entrance is set up as an in-law suite with it's own laundry, kitchen, bathroom and gas fireplace. This great family home is walking distance to the Mair Mills Community park with playground, tennis courts and greenspace. The Mountain Road trail that will lead you right into town and connect you to the Collingwood trail system is conveniently across the road. Great home in a great neighbourhood!

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12 HILL STREET
Collingwood, ON L9Y 0A7
Simcoe County/ Collingwood/

Residential/ Single Family/ For Sale Price: \$825,000.00
Active



MLS@#: **247300**
 List Date: **02-Mar-2020**
 Bedrooms (AG/BG): **6 (5/ 1)**
 Bathrooms (F/H): **5 (4/ 1)**

Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **2,573**
 Sq Ft Finished: **3,616**
 Sq Ft Source: **Floor plan(s)**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **143.94**
 Road Access Fee: **Access:**
 Access: **Municipal road, Paved Road, Year Round**
 Garage Spaces/Type: **2.0/ Attached**
 Driveway Spaces/Type: **2/ Private Double Wide/ Concrete**
 Waterfront: **No**
 Leased Land Fee: **WF Exposure:**

Sqft Below Grade: **1,043**
 Sq Ft. Unfinished: **0**
 # Rooms: **18**
 Recreational: **Yes**
 Year Built/Desc: **2006/ Completed / New**
 Lot Depth: **249.39**
 Lot Size/Acres: **Under .5 Acre/**

Public Remarks: Spectacular Escarpment VIEWS. Plenty of space for a big family. Minutes to Blue Mountain skiing, Collingwood amenities, 4 season recreation and more. Enjoy the easy care slate flooring throughout the main level. Escarpment views from the open kitchen with breakfast area and granite countertops leads into a second living room. Formal dining and formal sitting room meet you as you enter the house. Stamped concrete driveway. A nice blend of hardscape steps and perennials lead you to the front entrance with glassed in entryway. Basement with separate entrance is set up as an in-law suite with it's own laundry, kitchen, bathroom and gas fireplace. This great family home is walking distance to the Mair Mills Community park with playground, tennis courts and greenspace. The Mountain Road trail that will lead you right into town and connect you to the Collingwood trail system is conveniently across the road. Great home in a great location! Call now to book your private showing.

Directions: **Mountain Road to Hill Street**

Interior Features
 Central Vacuum, In-Law Suite, Multiple Kitchens
 Basement: **Full/ Fully Finished/ Walk-Up** Fireplace: **Fireplace Insert, Natural Gas**
 Heat Primary/Sec: **Fireplace-Gas, Forced Air-Gas/ Fireplace-Gas, Natural Gas**
 HVAC: **Central Air** Foundation: **Poured Concrete**
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features
 Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Brick**
 Restrictions: **Easement, Subdivision Covenants**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, Recycling Pickup, School Bus Route, Street Lights, Telephone**
 Topography: **Level** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Exterior Features: **Deck(s), Fenced Full, Year-Round Living**
 Other Structures: **Shed**
 Site Influences: **Playground Nearby, Public Transit, Skiing, Trails**
 Schools: **ADMIRAL/ST MARY'S /Secondary-CCI/VANIER**

Inclusions/Exclusions
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Hot Tub, Window Coverings**

Exclusions: **None**
 Parking Cost/Mnth \$: Furnished: Sublease: **No** Priv Entrance:

Tax Information
 Roll#: **433108001208202** Local Improve Fee/Comments /
 Pin #: **582540211** Zoning: **RES** Taxes/Year: **\$5,718/ 2019**
 Assessment \$/Year: **\$507,000/2016** Survey/Year: **No** Survey Type:
 Legal Description: **LOT 1, PLAN 51M829, S/T EASEMENT FOR ENTRY AS IN SC390350; S/T EASEMENT FOR ENTRY AS IN SC438757; COLLINGWOOD**

Room	Level	Dimensions	Features
Family Room	M	12'1"x11'10"	
Dining Room	M	13'11"x12'5"	
Kitchen /Dining Room	M	12'8"x20'4"	Balcony/Deck, Double sink, Sliding doors
Living Room	M	17'8"x11'10"	Fireplace
Master Bedroom	2	17'5"x11'10"	Ensuite, Walk-in Closet
Bedroom	2	10'x11'2"	
Bedroom	2	11'8"x10'6"	
Bedroom	2	8'10"x11'11"	
Bedroom	2	11'x11'	
Storage Room	L	12'2"x11'2"	Hardwood floor
Sitting Room	L	11'x9'11"	Hardwood floor
Eat-in Kitchen	L	12'5"x13'1"	Hardwood floor
Bedroom	L	16'7"x18'6"	Hardwood floor, Separate Room
Bathroom	M		2-Piece
Ensuite	2		4-Piece
Bathroom	2		3-Piece
Bathroom	2		3-Piece
Bathroom	L		3-Piece

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LOCATIONS NORTH
 BROKERAGE

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