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# THE CHRIS KELEHER TEAM

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Real Estate Done Differently



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## DOWNTOWN COLLINGWOOD

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### 125 Hamilton Street, Collingwood

This home has been thoughtfully renovated from top to bottom. Large windows, allow natural light in, with views to the landscaped yard and mature trees. Modern kitchen with 11-foot island, quartz counters, custom cabinets, and stainless appliances. Lovely bright sitting area leads out to the entertaining deck and backyard. Large dining room and living room with gas fireplace. Functional main floor laundry room and separate powder room. Three bedrooms and two bathrooms upstairs, including the master suite with soaker tub, glass shower, and walk-in closet. Functional family room leads out to the backyard and has a foyer/mudroom area. Steps to the YMCA, Central Park, and Collingwood trail system. Short walk to the shops and dining of downtown. Special details throughout have preserved the character of this circa 1905 home, such as whitewashed brick and repurposed fireplace stone.

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# LISTING INFORMATION

**125 HAMILTON STREET**  
**Collingwood, ON L9Y 2A5**  
 Simcoe County/ Collingwood/

**Residential/ Single Family/ For Sale Price: \$859,000.00**  
**Active**



MLS®#: **205955**  
 List Date: **28-Jun-2019** Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Bathrooms (F/H): **3 ( 2/ 1)**

Type: **Detached**  
 Style: **2 Storey**  
 Sqft Above Grade: **2,032** Sqft Below Grade: **0**  
 Sq Ft Finished: **2,032** Sq Ft. Unfinished:  
 Sq Ft Source: **Builder Floor Plan(s)**  
 New Construction: **No** # Rooms: **13**  
 Title/Ownership: **Freehold** Recreational: **No**  
 Fronting On: **East** Year Built/Desc: **0/ Unknown**  
 Lot Front: **50.00** Lot Depth: **119.00**  
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/**  
 Access: **Municipal road, Year Round**  
 Driveway Spaces/Type: **2/ Private Single Wide/ Asphalt**  
 Waterfront: **No** WF Exposure:  
 Leased Land Fee:

Public Remarks: **New Price! Stunning. This downtown Collingwood home has been thoughtfully renovated from top to bottom. The designer's goal was for this home to be natural, peaceful and timeless, and we think they were successful! Large windows, allow the light in, with views to the landscaped yard and mature trees. Modern kitchen with 11-foot island, quartz counters, custom cabinets, and stainless appliances. Lovely bright sitting area leads out to the entertaining deck and backyard. Large dining room and living room with gas fireplace. Three bedrooms and two bathrooms upstairs, including the master suite with soaker tub, glass shower, and walk-in closet. Functional family room leads out to the backyard and has a foyer/mudroom area. Steps to the YMCA, Central Park, and Collingwood trail system. Short walk to the shops and dining of downtown. Special details throughout have preserved the character of this circa 1905 home. Contact for finish details and your private showing.**

Directions: **Hurontario Street, East on Hamilton Street.**

**Interior Features**  
 Interior Features: **Built-In Appliances, Main Floor Laundry, Sump Pump**  
 Basement: **Partial Basement/ Unfinished/** Fireplace: **Natural Gas**  
 Heat Primary/Sec: **Forced Air-Gas, Natural Gas/**  
 HVAC: **Duct Work** Foundation: **Slab, Stone**  
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

**Exterior Features**  
 Add'l Monthly Fees: Exposure: Pool: **None** FH Common Fee:  
 Lot Shape: **Irregular** Lot Irregularities:  
 Exterior Finish: **Wood, Other (see remarks)**  
 Restrictions: **None**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone**  
 Topography: **Flat** Alternative Power:  
 Roofing: **Shingles** Yr Roof Surface Replaced:  
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**  
 Site Influences: **Downtown, Hospital, Library, Park, Public Transit, Schools, Shopping Nearby, Skiing, Trails**

**Inclusions/Exclusions**  
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

Exclusions: **none.**

**Tax Information**  
 Roll#: **433103000123300** Local Improve Fee/Comments /  
 Pin#: **582640064** Zoning: **RES** Taxes/Year: **\$3,513/ 2018**  
 Assessment \$/Year: **\$294,000/2016** Survey/Year: **No** Survey Type:  
 Legal Description: **LT 14 N/S HAMILTON ST PL 468 COLLINGWOOD;PT LT 13 E/S ROBINSON ST PL 468 COLLINGWOOD; PT LT 12 E/S ROBINSON ST PL 468 COLLINGWOOD AS IN R01448102;COLLINGWOOD**

<b>Rooms</b>			
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Foyer	M	3'5"x7'4"	Engineered Hardwood
Kitchen	M	10'9"x11'3"	Engineered Hardwood, Open Concept, Professionally Designed
Living Room	M	12'10"x11'3"	Engineered Hardwood, Fireplace
Dining Room	M	11'11"x13'9"	Engineered Hardwood