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# THE CHRIS KELEHER TEAM

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Real Estate Done Differently



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## MOUNTAINCROFT BUNGALOW

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### **31 Wilson Street, Collingwood**

Pristine Mountaincroft bungalow with many upgrades on one of the quietest streets in the neighbourhood. Open concept living/dining/kitchen with walkout to spacious deck and lovely back yard. Large master bedroom with walk-in closet and ensuite. Main floor laundry. Second bedroom has plenty of room for a king size bed and dresser. Basement ready for your finishing touches or leave as is for storage. Two car garage with space for cars and toys. This very efficient home has been lovingly cared for and shows like new.

[www.CKT.ca](http://www.CKT.ca)

**31 WILSON STREET**  
**Collingwood, ON L9Y 0Y8**  
**Simcoe County/ Collingwood/**

**Residential/ Single Family/ For Sale Price: \$599,000.00**  
**Active**



MLS®#: **208025**  
 List Date: **09-Jul-2019** Bedrooms (AG/BG): **2 ( 2/ 0)**  
 Bathrooms (F/H): **2 ( 2/ 0)**

Type: **Detached**  
 Style: **1 Storey, Bungalow**  
 Sqft Above Grade: **1,350** Sqft Below Grade: **970**  
 Sq Ft Finished: **1,350** Sq Ft. Unfinished:  
 Sq Ft Source: **Builder Floor Plan(s)**  
 New Construction: **No** # Rooms: **9**  
 Title/Ownership: **Freehold** Recreational: **No**  
 Fronting On: **East** Year Built/Desc: **2016/ Completed / New**  
 Lot Front: **40.00** Lot Depth: **123.00**  
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/**  
 Access: **Paved Road**  
 Garage Spaces/Type: **2.0/ Attached**  
 Driveway Spaces/Type: **2/ Private Double Wide/ Asphalt**  
 Waterfront: **No** WF Exposure:  
 Leased Land Fee:

Public Remarks: **Pristine Mountaincrott bungalow with many upgrades on one of the quietest streets in the neighbourhood. Open concept living/dining/kitchen with walkout to spacious deck and lovely back yard. Large master bedroom with walk-in closet and ensuite. Main floor laundry. Second bedroom has plenty of room for a king size bed and dresser. Basement ready for your finishing touches or leave as is for storage. Two car garage with space for cars and toys. This very efficient home has been lovingly cared for and shows like new.**

Directions: **North on Clark from Poplar; left on Lockerbie; right on Wilson.**

**Interior Features**

Interior Features: **Main Floor Laundry**  
 Basement: **Full/ Unfinished/** Fireplace: **Natural Gas**  
 Heat Primary/Sec: **Forced Air-Gas/** Foundation: **Poured Concrete**  
 HVAC: **Central Air, HRV System** Plumbing Age:  
 Under Contract/Rental Items: **Hot Water Tank**

**Exterior Features**

Add'l Monthly Fees: Exposure: Pool: **None**  
 Exterior Finish: **Brick**  
 Restrictions: **Other**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, Telephone, Underground Wiring**  
 Topography: **Clear View, Dry, Flat** Alternative Power:  
 Roofing: **Asphalt, Shingles** Yr Roof Surface Replaced:  
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**  
 Site Influences: **Airport, Place of Worship, Playground Nearby, Public Transit, Schools, Shopping Nearby, Skiing, Trails**  
 Schools: **Cameron, St Mary's, Notre-Dame-De-La-Huronie, CCI, Jean Vanier,**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**  
 Exclusions: **None**

**Tax Information**

Roll#: **433108000717198** Local Improve Fee/Comments /  
 Pin#: **582611279** Zoning: **RES** Taxes/Year: **\$3,914/ 2018**  
 Assessment \$/Year: **\$360,000/2016** Survey/Year: **No** Survey Type:  
 Legal Description: **LOT 178, PLAN 51M1092 TOWN OF COLLINGWOOD**

**Rooms**

Room	Level	Dimensions	Features
Foyer	M	7'11"x6'6"	
Kitchen	M	13'8"x9'6"	Carpet Free
Dining Room	M	11'3"x9'6"	Carpet Free
Living Room	M	15'3"x14'0"	Carpet Free, Fireplace, French doors, Walkout to Balcony/Deck
Master Bedroom	M	14'x13'	Ensuite, Walk-in Closet
Ensuite	M		3-Piece
Bedroom	M	13'2"x10'	
Bathroom	M		4-Piece
Laundry Room	M	3'x8'	