



# THE CHRIS KELEHER TEAM

Real Estate Done Differently



---

## INVESTMENT OPPORTUNITY

---

### **290 Robinson Street, Collingwood**

Lovely raised bungalow on Robinson Street in Collingwood. Open concept main level with 3 bedrooms and a full bath. Bright lower level, with lots of natural light, one bedroom plus a large office, full bath and laundry. The lower level bathroom was updated in 2019 and the whole home was painted in 2019. Fenced side yard has two garden sheds. Great location close to schools, trails, parks, and the amenities of downtown Collingwood. Hop on your bike and head to the waterfront. Currently tenanted, contact The Chris Keleher Team for showing time slots, and more details.

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

**290 ROBINSON STREET**  
**Collingwood, ON L9Y 3M3**  
 Simcoe County/ Collingwood/

**Residential/ Single Family/ For Sale Price: \$549,000.00**  
**Active**



MLS@#: **271771**  
 List Date: **09-Jul-2020** Bedrooms (AG/BG): **4 ( 4/ 0)**  
 Bathrooms (F/H): **2 ( 2/ 0)**  
 Type: **Detached**  
 Style: **Bungalow Raised**  
 Sqft Above Grade: **972** Sqft Below Grade: **885**  
 Sq Ft Finished: **1,857** Sq Ft. Unfinished  
 Sq Ft Source: **Floor plan(s)**  
 New Construction: **No** # Rooms: **11**  
 Title/Ownership: **Freehold** Recreational: **No**  
 Fronting On: **East** Year Built/Desc: **0/ Unknown**  
 Lot Front: **50.00** Lot Depth: **85.00**  
 Road Access Fee: Access: **Municipal road, Year Round** Lot Size/Acres: **Under .5 Acre/**  
 Driveway Spaces/Type: **3/ Private Double Wide/ Gravel** WF Exposure:  
 Waterfront: **No**  
 Leased Land Fee:

Public Remarks: **Lovely raised bungalow on Robinson Street in Collingwood. Open concept main level with 3 bedrooms and a full bath. Bright lower level, with lots of natural light, one bedroom plus a large office, full bath and laundry. The lower level bathroom was updated in 2019 and the whole home was painted in 2019. Fenced side yard has two garden sheds. Great location close to schools, trails, parks, and the amenities of downtown Collingwood. Hop on your bike and head to the waterfront. Currently tenanted, contact for CAP rates, floor plans, showing time slots, and more details.**

Directions: **Hurontario St South to Collins to Robinson (House is on the corner of Collins & Robinson)**

**Interior Features**

In-Law Suite  
 Basement: **Full/ Fully Finished/ Separate Entrance** Fireplace:  
 Heat Primary/Sec: **Baseboard/** Foundation: **Concrete Block**  
 HVAC: **None** Plumbing Age:  
 Under Contract/Rental Items: **Hot Water Tank**

**Exterior Features**

Add'l Monthly Fees: Exposure: Pool: **None**  
 Exterior Finish: **Brick Veneer, Vinyl Siding**  
 Restrictions: **None**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, Telephone**  
 Topography: **Level** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Surface Replaced:  
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**  
 Exterior Features: **Fenced Partial**  
 Site Influences: **Playground Nearby, Schools, Shopping Nearby, Trails**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Dryer, Washer Refrigerator(x2), Stove(x2), Lawnmower, garden sheds(x 2).**  
 Exclusions: **Tenants personal belongings, fixtures, window coverings, and air conditioners.**

**Tax Information**

Roll#: **433103000127002** Local Improve Fee/Comments /  
 Pin#: **582660104** Zoning: **RES** Taxes/Year: **\$2,462/ 2019**  
 Assessment \$/Year: **\$234,000/2020** Survey/Year: **No** Survey Type:  
 Legal Description: **LT 2 N/S OF COLLINS ST PL 521 COLLINGWOOD; COLLINGWOOD**

**Rooms**

Room	Level	Dimensions	Features
Master Bedroom	M	10'0"x10'10"	
Living Room	M	11'8"x10'10"	
Kitchen	M	12'0"x15'3"	
Bedroom	M	11'7"x8'10"	
Bedroom	M	8'10"x11'7"	
Bedroom	LAG	14'8"x10'8"	
Office	LAG	7'10"x14'0"	
Living Room/Dining Room	LAG	14'8"x17'10"	
Kitchen	LAG	13'1"x8'3"	
Bathroom	LAG		3-Piece
Bathroom	M		3-Piece

**LeeAnn Matthews**  
 Broker  
 Office: 877/705-445-5520  
 Mobile: 705446-8688  
 Melissa@CKTeam.ca



**LOCATIONS NORTH**  
 BROKERAGE

**Chris Keleher**  
 Broker, B.B.A., M.Ed.  
 Office: 877/705-445-5520  
 Mobile: 705-888-4624  
 Chris@CKTeam.ca