



THE CHRIS KELEHER TEAM

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PRIME TREE STREET LOCATION

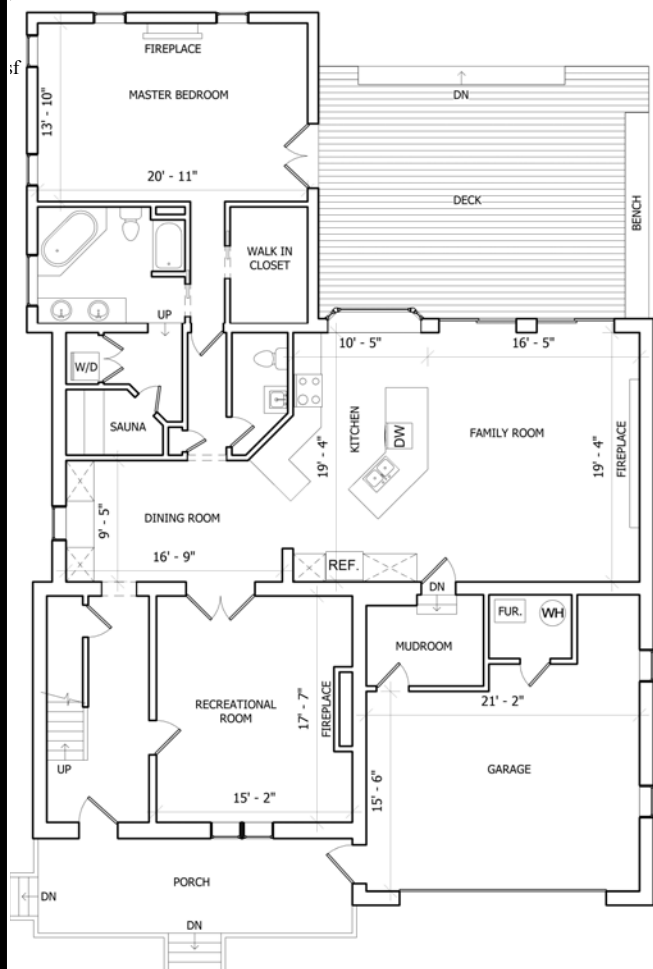
207 Birch Street, Collingwood

This 3100 sqft, 4 bed + office, 2.5 bath home checks so many boxes! Impressive open kitchen, living room and dining with sit up kitchen island, walkout to private back deck and stunning wood burning fireplace. Main floor master wing with gas fireplace, walk in closet, walk out to deck and hot tub, large ensuite and sauna for apres ski. Second living room/rec room on the main floor with a gas fireplace, overlooking the covered front porch for afternoon cocktails. Located in the coveted Tree Streets, between Third & Fourth, steps to shops and entertainment downtown Collingwood. On a full town lot, 66 x 165 with a huge back yard, mature trees, large deck and hot tub. The list goes on! Don't miss out, call today to book your private showing. Be sure to watch the video tour on our website.

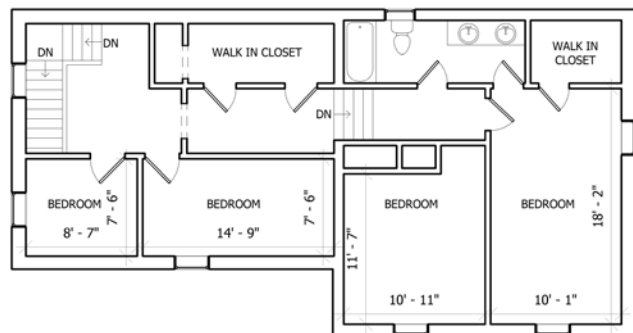
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OPEN CONCEPT AND MAIN FLOOR MASTER

MAIN LEVEL



SECOND LEVEL



EXTRA DETAILS

UPDATES:

- Roof 2009
- Some windows 2012-2014
- Sauna heater 2018
- Furnace & a/c 2009
- Family room fireplace mantel 2020
- Den/Recreation paint and fireplace 2016
- Main Floor Powder room update 2016
- Mudroom updates 2016
- Kitchen updates (doors, counters, backsplash, wine fridge, appliances) 2019
- Upstairs bathroom counter 2019
- Exterior painting, porch feature wall, garage door, 2019
- Sanded and refinished hardwood on main level, 2016

NOTES:

- Hot tub is serviced by Artic Spa and will be opened for closing date. Sold 'as is' Temperature can only be set to 104.
- Awning material has been ordered for retractable awning at back deck.

APPROX COSTS:

- 2019 Property tax \$4400
- Epcor approx. 150-180/month
- Gas approx. 144/month

Client Full
Active / Residential

207 BIRCH St Collingwood

MLS® #: 280577
Price: **\$949,000**



Simcoe County/Collingwood/CW01-Collingwood

2 Storey/House

	Beds	Baths	Kitch
Main	1	2	1
Second	3	1	

Beds: **4 (4 + 0)**
Baths: **3 (2 + 1)**
SF Total: **3,167/LBO provided**
SF Range: **3001 to 4000**
Abv Grade Fin SF: **3,167.00/LBO provide**
Blw Grade SF: **0.00**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$4,400/2019**

Remarks/Directions

Public Rmks: **207 Birch Street, Collingwood is in a prime Tree Street location, between Third & Fourth. This 3100 sqft, 4 bed + office, 2.5 bath home checks so many boxes! 1) Impressive open kitchen, living room and dining with sit up kitchen island, walkout to private back deck and stunning wood burning fireplace. 2) Main floor master wing with gas fireplace, walk in closet, walk out to deck and hot tub, large ensuite and sauna for apres ski. 3) Second living room/rec room on the main floor with a gas fireplace, overlooking the covered front porch for afternoon cocktails. 4) Double car garage with mudroom entry, 5) Located in the coveted Tree Streets steps to shops and entertainment downtown Collingwood. 6) On a full town lot, 66 x 165 with a huge back yard, mature trees, large deck and hot tub. The list goes on! Don't miss out, call today for more photos, floor plans, survey, upgrade list, and to book your private showing. Be sure to watch the video tour.**

Directions: **First Street West to Birch Street, South between 3rd and 4th Street**

Common Elements

Exterior

Exterior Feat: **Awnings, Balcony, Deck(s), Hot Tub, Lawn Sprinkler System, Porch**
Construct. Material: **Stucco (Plaster), Wood**
Roof/Year: **Asphalt Shingle/** Foundation: **Concrete Block, Other** Prop Attached: **Detached**
Year/Desc/Source: **2099//Other** Apx Age: **New**
Property Access: **Public Road, Year Round Road** Rd Acc Fee:
Other Structures: **Storage**
Pool Features: **None**
Parking Features: **Attached Garage, Asphalt Driveway, Private Double Driveway**
Parking Spaces: Driveway Spaces: **2** Carport Sp:
Garage Sp/Desc: **2 Spaces** Sewer: **Sewer (Municipal)**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup**
Water Source: **Municipal** Water Tmnt:
Lot Size: **0.25** Acres Range: **< 0.5** Acres Rent:
Lot Front: **66.00** Lot Depth: **165.00**
Lot Irregularities: **Rectangular** Land Lse Fee:
Area Influences: **Downtown, Landscaped, Public Transit, Schools, Shopping Nearby, Trails** Fronting On:
Topography: **Flat, Partially Cleared** East
Restrictions: **None**
Elementary School: **Mountain View/ StMary/ Secondary - CCI/JV**

Interior

Interior Feat: **Bar Fridge, Built-In Appliances, Ceiling Fans, Central Vacuum Roughed-in, Sauna, Water Heater Owned, Work Bench**
Basement: **None**
Cooling: **Central Air, Ductless**
Heating: **Forced Air, Gas**
Fireplace: **3/Natural Gas, Wood** FP Stove Op:
Under Contract: **None** Contract Cost/Mo:
Inclusions: **Built-in Microwave, Dishwasher, Dryer, Gas Stove, Hot Tub, Hot Water Tank Owned, Refrigerator, Stove, Washer, Window Coverings, Wine Cooler**
Add Inclusions: **Sprinkler system. Bathroom Mirrors. Refrigerator in garage. Invisible fence and collar. Sauna.**
Exclusions: **Deep freezer in garage. Televisions and brackets mounted to wall. Mirror and chalkboard in mudroom.**

Brokerage Information

List Brokerage: **Royal LePage Locations North (Collingwood), Brokerage**
Source Board: **Southern Georgian Bay**

Prepared By: **CHRIS KELEHER**

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*Information deemed reliable but not guaranteed.*CoreLogic Matrix

Rooms

MLS® #: 280577

Room	Level	Dimensions	Dimensions (Convert)	Room Features
Master Bedroom	Main	13.1 x 30.11	3.96 M x 9.14 M	Ensuite, Fireplace, Walk-in Closet, Walkout to Balcony/Deck
Dining Room	Main	9.05 x 16.09	2.74 M x 4.88 M	Wainscoting
Kitchen	Main	19.04 x 10.05	5.79 M x 3.05 M	Fireplace, Walkout to Balcony/Deck
Family Room	Main	19.04 x 16.05	5.79 M x 4.88 M	Fireplace
Recreation Room	Main	17.07 x 15.02	5.18 M x 4.57 M	
Office	Second	7.06 x 8.07	2.13 M x 2.44 M	
Bedroom	Second	7.06 x 14.09	2.13 M x 4.27 M	
Bedroom	Second	11.07 x 10.11	3.35 M x 3.05 M	
Bedroom	Second	18.02 x 10.01	5.49 M x 3.05 M	Semi-Ensuite (walk thru), Walk-in Closet
Bathroom	Second			5+ Piece
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece, Ensuite

LeeAnn Matthews

Broker

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LOCATIONS NORTH
BROKERAGE

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