

369 FIFTH Street, Collingwood, Ontario L9Y 1Y1

Client Full
Active / Residential

369 FIFTH St Collingwood

MLS® #: 40157882
 Price: **\$725,000**



Simcoe County/Collingwood/CW01-Collingwood

1.5 Storey/House

	Beds	Baths	Kitch
Main	1	1	1
Second	2	1	

Beds: **3 (3 + 0)**
 Baths: **2 (2 + 0)**
 SF Total: **1,960/LBO provided**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,660.00/LBO provide**
 Blw Grade SF: **300.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,128/2020**

Remarks/Directions

Public Rmks: **Centrally located all brick 1.5 story home between Cedar & Walnut in the town Collingwood. Concrete driveway with parking for 3 vehicles, completely fenced in yard, new storage shed, new roof 2019. 3 bedrooms, 2 full baths, main floor laundry, and finished basement. Solidly built with narrow oak hardwood floors in the living room with walk out to the deck and yard. Open to the kitchen, plenty of storage, & breakfast bar seating four. Potential main floor primary bedroom with double closets, bay window, spacious with access to 5pc bathroom with double sinks. Owners currently use the space as a formal dining room. Upper level has 2 bedrooms with additional 4pc bath. Lower level is finished with large principal room that could provide additional sleeping accommodations. FAG heat and A/C, private 40X99 lot. The location can't be beat within walking distance to all the amenities and attractions including restaurants, parks, trails, schools. Lots of potential, great family home or investment property.**

Directions: **Hurontario to 5th Street between Cedar & Walnut**
 Cross St: **Walnut**

Common Elements

Exterior

Exterior Feat: **Deck(s), Privacy**
 Construct. Material: **Brick**
 Shingles Replaced: **2019** Foundation: **Block, Other** Roof: **Asphalt Shingle**
 Year/Desc/Source: **1930/Completed / New/Estimated** Prop Attached: **Detached**
 Property Access: **Municipal Road** Apx Age: **51-99 Years**
 Other Structures: **Shed** Rd Acc Fee:
 Pool Features: **None** Winterized: **Fully Winterized**
 Garage & Parking: **, Private Drive Double Wide, Concrete Driveway**
 Parking Spaces: **3** Driveway Spaces: **3.0** Garage Spaces:
 Parking Level/Unit: Parking Assigned: Sewer: **Sewer (Municipal)**
 Services: **Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Water Source: **Municipal** Water Tmnt: **None** Acres Rent:
 Lot Size Area/Units: **0.090/Acres** Acres Range: **< 0.5** Lot Shape: **Rectangular**
 Lot Front (Ft): **40.00** Lot Depth (Ft): **99.00** Land Lse Fee:
 Location: **Urban** Lot Irregularities:
 Area Influences: **Dog Park, Golf, Hospital, Playground Nearby, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**
 View:
 Topography: **Dry, Flat** Retire Com: **No**
 Restrictions: **None** Fronting On: **North**
 Local Impvmt: **No** Exposure: **South**
 School District: **Simcoe County District School Board**
 High School: **CCI / Our Lady of the Bay**
 Elementary School: **Mountain View PS**


Interior

Interior Feat: **Sump Pump, Water Heater**
 Security Feat: **None**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Under Contract: **Hot Water Heater** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Four bar stools, white shelving unit in basement.**
 Exclusions: **None**
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee: **No**
Legal Desc: **PT LT 49 E/S WALNUT ST PL 73 COLLINGWOOD; PT LT 50 E/S WALNUT ST PL 73 COLLINGWOOD AS IN RO1157938; COLLINGWOOD**
Zoning: **Residential** Survey: **Available/ 2003**
Assess Val/Year: **\$275,000/2016** Hold Over Days: **120**
PIN: **582810093** Occupant Type: **Owner**
ROLL: **433106000205200**
Possession/Date: **Other/2021-10-27** Deposit: **50000**
Possession Rmks: **Same as purchase**

Brokerage Information

List Date: **08/26/2021**
List Brokerage: **[Chestnut Park Real Estate Limited \(Collingwood\) Brokerage](#) **
Source Board: **Southern Georgian Bay**

Prepared By: READ HILTON, Salesperson
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