

**Property Features of  
148 Campbell St, Collingwood**

**Exterior**

- Central Collingwood
- Large lot 66.75ft x 110ft
- Parking Features: Asphalt Driveway, Circular Driveway, Private Double Driveway
- Attached single car garage with insulated door and keypad
- Foundation: concrete block
- New security system at the front and back of property (2020)
- Newly painted exterior (2020)
- Hot tub
- Deck

**Interior**

- Thoroughly renovated in 2020
- 3 bedrooms
- 2.5 bathrooms
- 2073 sqft
- Heated floor in entry
- Engineered hardwood floors
- Open plan main floor
- Main floor master suite
- Update kitchen/dining
- Living room with gas fireplace
- Finished lower level
- Rec room
- Integrated speaker and sonos system in living room, rec room and master bath
- Integrated wifi and direct internet to all tv locations and AV rack.

**Kitchen/dining**

- Quartz countertops
- Island with seating
- Gas stove top
- White cabinetry
- Large farmhouse sink
- Sleek black plumbing fixtures and cabinet door handles
- Walk out to back deck

**Master suite**

- Walk in closet
- 5pc ensuite bath with electric heated floors, soaker tub, walk in shower, black plumbing fixtures, double vanity and integrated speaker system
- Spacious room with shiplap feature wall

**Lower level**

- Rec room
- Storage
- 2 bedrooms
- 3pc bathroom with heated floor
- Integrated speaker system

**Area**

- Short drive to Blue Mountain and the areas private ski clubs
- Close to downtown Collingwood
- Across the street from the picturesque trail system



\*\* The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

#### **Updates (2020)**

- Integrated wifi and direct internet to all tv locations and AV rack.
- Integrated speakers and Sonos system in living room, theatre room and master bathroom.
- Completed automated Lutron lighting system (inside and out)
- Integrated exterior security system front and back of property.
- New insulated garage door, opener, and keypad.
- New framing, & spray foam and blown in insulation.
- All new electrical
- All new plumbing/ and gas lines (including BBQ hook up)
- All new HVAC System (including duct, furnace/ humidifier, AC, HRV)
- New instant gas hot water heater
- New floor plan, completely renovated bathrooms, bedrooms, kitchen, and living room
- New gas fireplaces
- Electric floor heat in all bathrooms and front door way
- New energy Star rear sliding glass door, and front door
- Newly painted exterior

#### **Other property information**

- Taxe (approx): \$3264.50
- Hydro (approx): \$200/mo
- Gas(approx): \$40/mo
- Rheem gas furnace
- Original structure are exterior walls, roof, and windows
- No rental equipment

#### **Inclusions**

- Hot tub
- Shed and backyard
- All appliances - gas stove, dishwasher, refrigerator, gas dryer and washing machine

#### **Exclusions**

- Personal items



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UPGRADES TO (approximately \$200,000)

	Year	Notes
Court location		
Green belt/ conservation area behind house		
Denny woods with trails around us		
Interlocking Stone Drive		Only house on court
Garage Door with windows	2020	
Garage Floor replaced	2017	
Large Deck	2011	Re-stained 2020
Patio & Hot Tub Pad	2011	Re-finished 2020
Garden Shed	2018	
Raised Garden	2018	
Roof	2020	
Attic Insulation	2018	
Furnace – Trane XV80	Nov 2005	
Recreation Room: Tiled 3-piece bathroom Granit Bar Bar Fridge Workshop Exercise Area with Mirrors Storage		Below Ground
Master Bathroom Ensuite: 4-piece tiled Body spray glass shower	2019	2 <sup>nd</sup> Floor
Master Bedroom laminate floor	2019	2nd
Bathroom, Tiled, Glass Shower	2019	2nd
Carpet new	2020	2nd
Family Room laminate floor	2020	1st
Home Office: Custom desk Library shelves		1st
2-piece powder room		1st
Laundry Room		1st
Central Vacuum		
Fresh Paint most rooms		



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