

148 CAMPBELL Street, Collingwood, Ontario L9Y 2L2

Client Full
Active / Residential

[148 CAMPBELL St Collingwood](#)

MLS® #: 40046663
 Price: **\$895,000**



Simcoe County / Collingwood / CW01-Collingwood
Bungalow Raised / House

	Beds	Baths	Kitch
Lower	2	1	
Main	1	2	1

Beds: **3 (1 + 2)**
 Baths: **3 (2 + 1)**
 SF Total: **2,073/Plans**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **1,062.00/Plans**
 Blw Grade SF: **1,011.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,265/2020**

Remarks/Directions

Public Rmks: **Thoroughly renovated 3 bedroom home in central Collingwood, close to downtown and a short drive to the area's private ski clubs! The entire interior of the property is brand new (2020) including automated Lutron lighting system, new electrical, HVAC system (duct work, furnace, and AC), plumbing, new kitchen, heated floors in the bathrooms and entry and much more! The ideal family home or weekend getaway with access to the trail system steps from the front door. The open concept main floor boasts engineered hardwood throughout, a living room with gas fireplace and integrated speakers/sonos system, main floor master suite and stunning kitchen/dining area with premium quartz countertops, island with seating, gas cooktop and new energy Star rear sliding glass door to the back deck. The master suite features a walk-in closet with built in storage and new (2020) spa-like 5pc bathroom with attractive tiled walk-in shower, soaker tub, sleek black plumbing fixtures and integrated speakers. Head downstairs to the finished lower level with walk out, where you'll find a rec room, 2 good sized bedrooms, 3pc bathroom with walk in shower, laundry room and built in speaker system. Outside boasts a large lot with deck, hot tub, mature greenery, fire pit, garage with insulated door and integrated exterior security system. A short drive or bike ride to Downtown Collingwood and it's award winning restaurants, boutiques and coffee shops, close to many picturesque trails and walking distance to schools! Just a 10-minute drive from Blue Mountain Village, private ski clubs and close to the spectacular beaches in the area. Covid 19 protocols in place.**

Directions: **High Street, turn onto Campbell street, property on your right**
 Common Elements

Exterior

Exterior Feat: **Deck(s), Hot Tub, Patio(s), Privacy**
 Construct. Material: **Brick**
 Shingles Replaced: /
 Year/Desc/Source: **//Other**
 Property Access: **Municipal Road**
 Parking Features: **Concrete Driveway**
 Parking Spaces: **5**
 Garage Sp/Desc: **1 Spaces**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Water Source: **Municipal**
 Lot Size Area/Units: /
 Lot Front (Ft): **67.00**
 Location: **Urban**
 Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Landscaped, Library, Park, Place of Worship, Playground Nearby, Public Parking, Schools, Shopping Nearby, Skiing, Trails**

Foundation: **Concrete Block**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **Unknown**
 Rd Acc Fee: /
 Carport Sp: /
 Sewer: **Sewer (Municipal)**
 Water Tmnt: /
 Acres Range: **< 0.5**
 Acres Rent: /
 Lot Depth (Ft): **110.00**
 Lot Shape: **Rectangular**
 Lot Irregularities: /
 Land Lse Fee: /

Interior

Interior Feat: **Hot Tub, Other**
 Basement: **Full Basement, Fully Finished**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Fireplace: **/Living Room, Natural Gas**
 Under Contract: **None**
 Inclusions: **Dishwasher, Dryer, Hot Tub, Refrigerator, Stove, Washer**
 Add Inclusions: **Hot tub, Shed**
 Exclusions: **Personal items**

FP Stove Op: /
 Contract Cost/Mo: /

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 5 PL 120 COLLINGWOOD; PT LT 7 PL 120 COLLINGWOOD AS IN RO1417523; COLLINGWOOD**
 Zoning: **R1** Survey: **Unknown/**
 Assess Val/Year: **\$287,000/2020** Hold Over Days:
 PIN: **582610305** Occupant Type: **Owner**
 ROLL: **433107000334204** Deposit:
 Possession/Date: **Other/**
 Possession Rmks: **tbd**

Brokerage Information

List Date: **11/23/2020**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**
 Source Board: **Southern Georgian Bay**

Prepared By: STEVE SIMON, Salesperson
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Date Prepared: 11/30/2020

Information deemed reliable but not guaranteed. CoreLogic Matrix

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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece
Bedroom Primary	Main	11.11 x 16.01	3.35 m x 4.88 m	
Dining Room	Main	9.08 x 12.07	2.74 m x 3.66 m	
Kitchen	Main	12.04 x 9.08	3.66 m x 2.74 m	
Living Room	Main	14.05 x 14.09	4.27 m x 4.27 m	
Bathroom	Lower			4-Piece
Bedroom	Lower	11.09 x 13.05	3.35 m x 3.96 m	
Bedroom	Lower	11.01 x 12.09	3.35 m x 3.66 m	
Recreation Room	Lower	15 x 24.04	4.57 m x 7.32 m	

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Click the LifeStyle Match button to prioritize which property features matter most to you.

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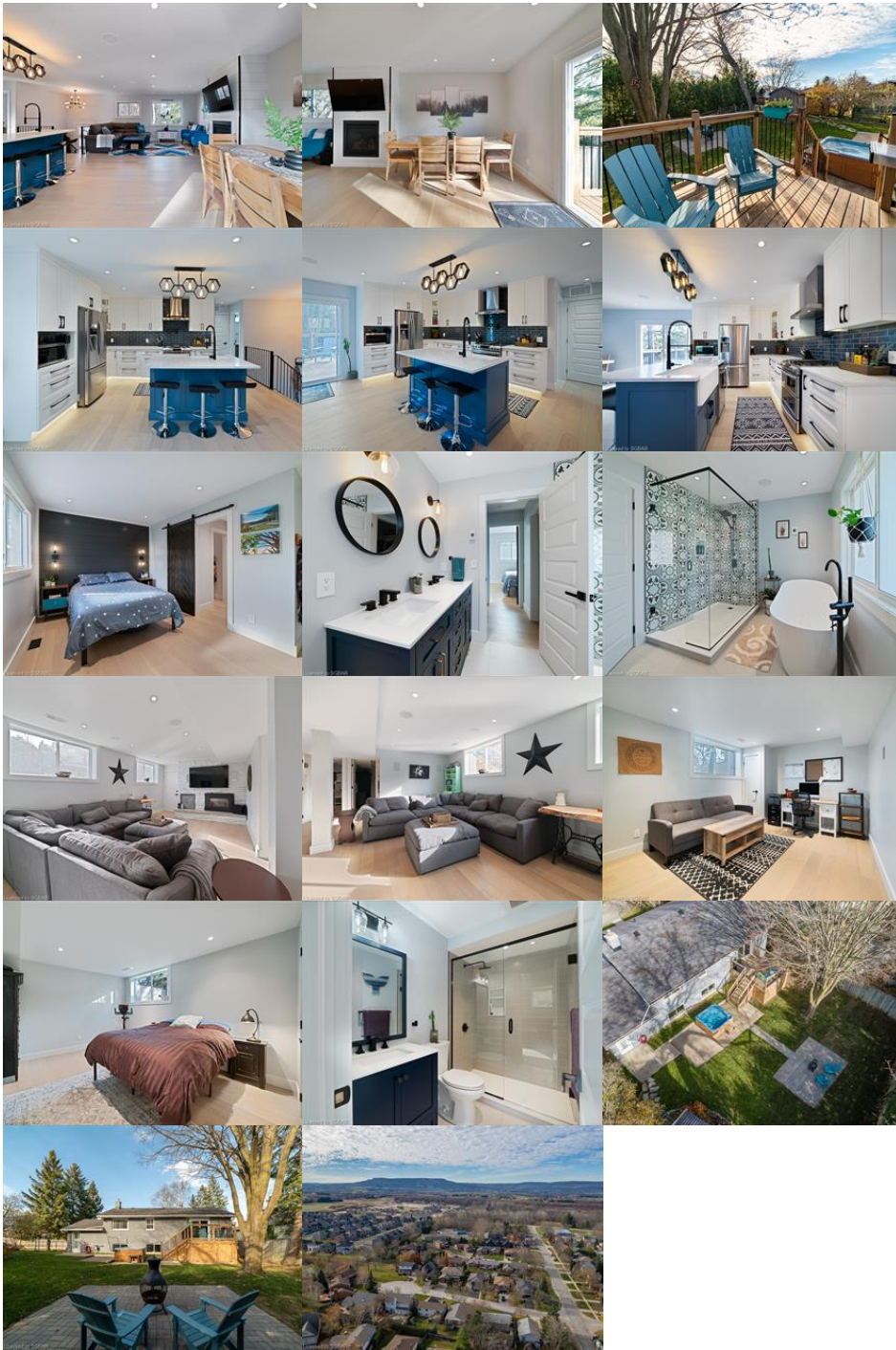
Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Information Statement:

Date:

Level:

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