

Cross Property Full

Listing

17 BUSH STREET
Collingwood, ON L9Y 4S9
Simcoe County/Collingwood/None

Residential/Single Family/For Sale
Active

Price: \$529,000



Pending Board Approval

MLS®#:	105187	Bedrooms (AG/BG):	3 (3+0)
List Date:	13-Jan-2018	Bathrooms (F/H):	4 (2/2)
DOM:		Sqft Below Grade:	700
Type:	Detached	Sqft Fin/Unf:	2,100/0
Style:	2 Storey	# Rooms:	12
Sqft Above Grade:	1,496	Recreational:	Yes
Sq Ft Source:	LBO provided	Year Built/Desc:	2001/Completed
New Construction:	No	Lot Depth:	110.00
Title/Ownership:	Freehold	Lot Size/Acres:	Under .5 Acre/
Fronting On:	East		
Lot Front:	42.72		
Road Access Fee:			
Access:	Year Round		
Garage Spaces/Type:	1.5/Attached		
Driveway Spaces/Type:	2/Private Double Wide/Concrete		
Waterfront:	No	WF Exposure:	

Public Remarks: Located in a great family neighbourhood. Bright and modern! This home is professionally landscaped with a large private fenced rear yard backing onto to the trail system. Spacious master bedroom with ensuite and finished basement. Shingles replaces with 2015 upgrade. Newer rear deck. Close to YMCA and shopping. Shows great! Won't last. Call today!

Directions: Peel Street, South of Hume to Bush Street

Interior Features

Interior Features: **None**
 Basement: **Full/Fully Finished/**
 Heat Primary/Sec: **Forced Air-Gas, Natural Gas/**
 HVAC: **None**
 Under Contract/Rental Items: **Hot Water Tank**

Fireplace:
 Foundation: **Concrete Block**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure:
 Exterior Finish: **Brick, Vinyl Siding**
 Restrictions: **Subdivision Covenants**
 Services: **Cable, Electricity, Garbage/Sanitary Collection, Natural Gas, Telephone**
 Topography: **Flat**
 Roofing: **Asphalt, Shingles**
 Water/Supply Type: **Municipal/**
 Site Influences: **Landscaped, Trails**

Pool: **None**

Inclusions/Exclusions

Inclusions: **Dishwasher, Refrigerator, Stove, Window Coverings**
 Exclusions: **None**

Tax Information

Roll#:	433103000333000	Local Improve Fee/Comments /	
Pin#:	582620195	Zoning:	RES
Assessment \$/Year:	\$333,000/2016	Survey/Year:	Yes 2000
Legal Description:	PCL-54-2 SEC 51M365; PT LT 53 PL 51M365 COLLINGWOOD; PT LT 54 PL 51M365 COLLINGWOOD Parts 30 & 31, 51R23890: S/T LT247242; COLLINGWOOD		

REALTOR® Information

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Show Instructions:	Book Thru LBO	Possession:	
	TLBO (List Brokerage)	Possess Date:	31-Mar-2018
Commission:	2%	Occupancy:	Owner
Int Bearing Trust Acct:	IB	SPIS Schedule:	
Lockbox:	Electronic	SPIS:	
Commence Date:	13-Jan-2018	Sign:	Yes
Seller Name:	Paul Blake William Arnill	Arranged/Altered Contract:	No
		Contact Expired:	No
		CDOM:	

List Brokerage 1:	<u>RE/MAX four seasons realty limited, Brokerage</u>	L/BR Phone:	(705) 445-8500
List Salesperson 1:	<u>JEAN ROWE, Salesperson</u>	L/SP Phone:	(705) 444-4035
Email:	<u>jean.rowe@rogers.com</u>	L/SP Cell:	
L/SP Fax:		Brokerage Web:	<u>www.remmaxcollingwood.com</u>