

FEATURES

- **Confederation Log Home - former model home with added features, solid home, easy maintenance**
- **New furnace November 2023**
- **Driveway parking for 5 vehicles**
- **Asphalt resurfaced 2023**
- **New shingles & skylights 2020**
- **Quiet and extremely private back deck with dense tree background**
- **New large back deck 2020**
- **Open concept interior - great for entertaining**
- **Main floor primary ensuite featuring steam shower**
- **Large Jacuzzi tub in primary bedroom for a luxurious champagne soak**
- **New vanities/toilets in all bathrooms 2023**
- **New countertop, sink and upgraded cabinets in kitchen 2020**
- **New fridge, stove and dishwasher 2020**
- **Plenty of storage space in kitchen cabinets and pantry**
- **All hardwood floors refinished in 2020**
- **EV charging outlet**
- **Wired security alarm**

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67A First Street, Collingwood, ON L9Y 1A2



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INCLUSIONS

- Refrigerator
- Stove
- Microwave
- Dishwasher
- Washer
- Dryer
- Bar Fridge
- Pool Table
- Water Heater (owned)

*****FURNISHINGS ARE AVAILALBE AS A SEPARATE ITEM*****

OPERATING COSTS

- Gas \$1,995/year
- Hydro \$1,668/year
- Taxes \$6,742/year
- Water & sewer \$900/year
- Snow removal & grass cutting \$2,000/year
- Approximate monthly operating costs \$1,147/month based on above figures provided by the seller

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