

# \$868,888 - 30 KOHL Street

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## Listing ID: 40580090

**\$868,888**

5 Bedrooms, 2 Bathrooms, 2526

Single Family

30 KOHL Street, Collingwood, Ontario,  
L9Y0X2

Welcome to 30 Kohl St - 2 storey home steps from Georgian Bay. Upper Unit: 1,340 Sq Ft of living space, 3 bedrooms + 1 bath, dining room, kitchen & living room with vaulted ceiling and picturesque views of the Bay. Lower Unit: 1,186 Sq Ft In-law suite with separate entrance, 2 bedrooms + 1 bath, kitchen & 2 walk-outs. Both units equipped with in-suite laundry. The current tenant of upper unit scheduled to vacate by the end of June, presenting an opportunity for the new owner to enjoy this property while generating rental income from the lower unit. Convenient access to lake for kayaking & paddle boarding at the foot of Kohl St. This home is perfectly situated to enjoy amenities of both Collingwood & Wasaga Beach. Short drive to parks & beaches in the summer and public & private ski hills in winter. The adjacent lot at 32 Kohl St is also available for purchase (MLS®#: 40541818) for those considering expanding their real estate portfolio. (id:50245)

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Listing Office:RE/MAX Four Seasons Realty Limited, Brokerage