

\$679,000 - 640 STE MARIE Street

Listing ID: 40607815

\$679,000

3 Bedrooms, 2 Bathrooms, 2164

Single Family

640 STE MARIE Street, Collingwood,
Ontario, L9Y3L3

Perfect family home is this solid brick bungalow situated on desirable Ste Marie St. Fantastic location being a short walk to downtown, schools, Central Park and the YMCA. Quarter acre lot, featuring a fenced-in rear yard, multiple storage buildings (one with power), and is surrounded by mature trees. The property includes a private paved driveway and a covered front porch, setting the stage for this 3-bedroom, 2-bath home that's ready for your personal touch. Inside, the bright living/dining room boasts large windows that fill the space with natural light. Beautiful original hardwood floors throughout the main traffic areas. The kitchen offers a cozy eat-in area, ample cabinetry for storage, a pantry and a pass-thru window to dining. All three bedrooms are on the main level, with one featuring built-in desk and drawer storage. Each bedroom has large windows, two of which wrap around the corners and plenty of closet space. The rear entrance opens to a mudroom, perfect for outdoor gear, and provides access to the lower level and the rear yard and deck, ideal for outdoor entertaining or in-law suite potential. The semi-finished basement offers a spacious rec room with a built-in bar, a large storage room, a laundry area with a wash tub, a

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mechanical room, and an additional 2-piece bath. All of the big ticket items have been looked after including: newer A/C and furnace, some newer windows, roof re-shingled in 2019 & a survey being done currently. Loaded with character and conveniently located with close access to the Collingwood Trail systems, this home presents a wonderful opportunity. It's perfect for first-time buyers or investors looking to enter the real estate market.
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