

# \$649,900 - 40 ERIE Street

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## Listing ID: 40614642

**\$649,900**

2 Bedrooms, 1 Bathrooms, 736

Single Family

40 ERIE Street, Collingwood, Ontario,  
L9Y1P4

Bright and airy bungalow with large detached garage on a private well-treed and beautifully landscaped lot near downtown Collingwood. This is the one you've been waiting for! Located on a breezy, quiet street near trails, waterfront and the downtown shops and eateries, you couldn't ask for a better location for a property with such an inviting outdoor space. The home itself offers one-story living with an open concept eat-in kitchen and living room with a recent gas line put in for a potential fire place, an on demand hot water tank and a natural gas bbq line in the backyard. Featuring modern finishes throughout, in suite laundry, and an abundance of natural light in every room. This charming bungalow comes equipped with an oversized single car garage which has recently been re-shingled and a serene English Style garden with two newer decks and beautiful landscaping in the large, peaceful back yard oasis. Recent upgrades include wooden privacy fence, attic insulation, sewer line to street flushed out by the town, new 200 amp electrical panel, trimmed trees, and more. Your Collingwood abode awaits! Rebate for vinyl flooring replacement available. Book your personal tour today. (id:50245)

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Listing Office: Century 21 Millennium Inc., Brokerage (Collingwood Unit B)