

# \$999,000 - 121 BIRCH Street

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## Listing ID: 40614798

**\$999,000**

4 Bedrooms, 4 Bathrooms, 2167

Single Family

121 BIRCH Street, Collingwood, Ontario,  
L9Y2V4

Legal side by side duplex on treed street in downtown Collingwood walking distance to all shops, restaurants and beautiful waterfront. Rear unit built in 2013 and at that time all new mechanical, boiler systems for heating, on demand hot water and electrical system were also updated in front unit. Each unit offers main floor living with 2 beds and 1.5 bath, economical heating systems, in floor radiant in rear unit and hot water radiators in front unit spacious living space, in suite laundry and lots of storage. Whole house repainted inside and outside in 2024 and car port rebuilt with new roof 2024. 2 parking spaces included for each unit. Whether you are looking for an income property, a multi-generational home, or interested in offsetting expenses with rental income, this property offers great possibilities. (id:50245)

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Listing Office: Sotheby's International Realty Canada, Brokerage (Collingwood)