

# \$868,888 - 30 KOHL Street

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## Listing ID: 40625417

**\$868,888**

5 Bedrooms, 2 Bathrooms, 2526

Single Family

30 KOHL Street, Collingwood, Ontario,  
L9Y0X2

Welcome to 30 Kohl St - 2 storey home 250 feet from the shores of 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. Upper unit vacant, Lower unit month-to-month, 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®#: 40625488) for those considering expanding their real estate portfolio. (id:50245)

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Last Modified: 03/08/2024 02:22:12 PM

Listing Office: Royal LePage Locations North (Collingwood), Brokerage