

# \$789,900 - 217 SIMCOE Street

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## Listing ID: 40626639

**\$789,900**

3 Bedrooms, 2 Bathrooms, 2870

Single Family

217 SIMCOE Street, Collingwood, Ontario,  
L9Y1J1

Welcome to 217 Simcoe Street, a brick bungalow on a large 100X129 foot lot steps from downtown Collingwood! The main floor features beautiful hardwood flooring, a gas fireplace in the family room, spacious dining area, 4pc bath, 2 bedrooms (could easily be converted back to 3), semi-ensuite from the primary and main floor laundry and lots of natural light throughout, including the bonus sunroom. The basement is partially finished and features a wood burning fireplace, 3pc bath, large bedroom and lots of storage space! Outside you'll enjoy your concrete double wide concrete driveway, attached 3-sided carport with roll up door at the back and beautifully landscaped from yard and backyard to enjoy all summer long. The roof is a steel roof and if you're wanting an investment opportunity or extended family members to live together, in-law suite potential exists.  
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Last Modified: 05/08/2024 11:51:40 AM

Listing Office: Royal LePage Locations North (Collingwood Unit B) Brokerage