

# **\$795,000 - 38 SHERWOOD Street**

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## **Listing ID: 40628136**

**\$795,000**

3 Bedrooms, 3 Bathrooms, 1796

Single Family

38 SHERWOOD Street, Collingwood,  
Ontario, L9Y0C5

Welcome to Georgian Meadows! This lovely home is near the end of the only cul-de-sac with no through traffic. When you enter the bright & welcoming entrance it leads you to an open concept living room, powder room, dining room with hardwood floors and bright kitchen & breakfast area. The kitchen is outfitted with brand new appliances - the fridge, stove, dishwasher are all NEW! The kitchen breakfast area opens up to a fully-fenced private backyard and with a small garden of hydrangeas - perfect for BBQing, relaxing or creating an outdoor oasis of your own. The main level living room is open to the dining area and filled with light! Hardwood floors and a welcoming open concept layout. The main level moves up to the spacious family room, featuring vaulted ceilings, large windows and full of light. This versatile space is great for family get-togethers, or curling up on the sofa for a movie, or a quiet getaway room to read a book. The second floor has a private & quiet primary suite, ample closets and a 4-pc bathroom with shower, tub and heated floors. There are two additional bedrooms and a main 4 pc bathroom. The laundry room is conveniently located on the second floor. The unfinished basement has a great layout and lots of options for creating your

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own custom space. It has been roughed-in for a bathroom. Lots of potential! The one and a half car garage has lots of room to park and set up a small work bench, with inside entry to the house & a door from the side yard into the garage. The whole home has been freshly painted and lovingly taken care of – a gem of a home on the doorstep to so much on offer, in Collingwood, Blue Mountain & beyond. Steps from the trail system for hiking & biking and just minutes from downtown Collingwood's vibrant historic downtown with its charming shops, restaurants, waterfront, golf courses and a variety of entertainment. Blue Mountain Village is just minutes away with entertainment, sports & outdoor activities all year around. (id:50245)

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