

\$1,649,000 - 439 BIRCH Street

Listing ID: 40366927

\$1,649,000

3 Bedrooms, 2 Bathrooms, 2530

Single Family

439 BIRCH Street, Collingwood, Ontario,
L9Y2W4

This one of a kind century home is located on a sought after Tree Street within walking distance to schools, trails, shopping and fine dining. Newly constructed detached double car garage 22 x 22, drywalled and insulated, plus bonus heated loft above for family recreation or storage. This renovated century home offers so many modern conveniences yet has maintained the original character. Corner lot with two driveways providing five car parking. Veranda addition, 2016 (Cedar with ipe decking) makes a perfect place for morning coffee and gatherings. Bright and sunny kitchen that is the heart of the home, with centre Island, pot lights, stainless steel appliances and walk out to front porch (phantom screen). Formal Dining with original wood panelled pocket doors. Living room with Regency gas fireplace (2015). Second level offers three bedrooms, a full bath and laundry. Fully updated staircase leads to third floor family room and office (Spray foam insulation 2016). Updated 200 amp electrical breaker panel and additional panel in garage (2020), forced air gas furnace (2012) , Air conditioning (2019). Fenced yard. Commercial grade 8 x 12 BC Greenhouse (with double insulated glass on a concrete pad). With multiple raised garden

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beds, add an opportunity to grow your own food. Landscaped front and side perennial gardens to enjoy. Rare walk around basement is dry with double sump, battery backed up system and has second laundry area. This home offers lots of storage. All work has been completed with permits. One year warranty on appliances, heating and AC offered to the buyer for peace of mind. This is truly a pleasure to view! A lovely welcoming home for your family to enjoy. (id:13139)

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