

254 Third St, Collingwood

NEW FOR SALE **\$1,280,000**

Collingwood, Collingwood, Simcoe, Ontario L9Y 4E7

TAXES \$3,795 (2024)

Detached Backsplit 3

S12184031

3	2	7	3	1100-1500	20
BEDS	BATHS	ROOMS	TOT PRK SPCS	SQFT	DOM



Royal LePage Locations North Brokerage

CLIENT REMARKS

This stunning bungalow has been expertly renovated to perfection, showcasing modern luxury and designer finishes throughout. From the moment you step inside, you'll be greeted by soaring vaulted ceilings that create a spacious, open feel in the living room and kitchen. The chef's kitchen is a true highlight, featuring high-end appliances, sleek countertops, and custom cabinetry, ideal for cooking and entertaining. The private backyard is an entertainer's dream, offering ample space for gatherings, barbecues, or simply relaxing in tranquility. Every inch of this home exudes quality and style, with meticulous attention to detail that makes it stand out. Don't miss the opportunity to own this beautifully updated home, it's truly a gem!

BROKERAGE REMARKS

Sellers are related to the listing realtors. House is located within the NVCA

LISTING INFORMATION

LIST	\$1,280,000	ASSESSMENT	/ 2024
ORIGINAL LIST	\$1,280,000	PHASED IN TAX	\$314,000
CONTRACT DATE	05/30/2025	ASSESSED VALUE	
EXPIRY DATE	07/31/2025	COMMISSION CO-OP	2.25
LAST UPDATE	05/30/2025	BROKERAGE	
TAXES	\$3,795	CONTACT AFTER	N
TAX YEAR	2024	EXPIRED	
PIN#	582810028	HOLDOVER	30
ARN#	433105000202700	LEGAL DESCRIPTION	PT LT 31 E/S CEDAR ST PL 73 COLLINGWOOD; PT LT 32 E/S CEDAR ST PL 73 COLLINGWOOD
SELLER/LANDLORD NAME	ANDERSON, MEG; ANDERSON, LUKE		

SELLER PROPERTY N
INFO STATEMENT

PT 1, 51R3550, T/W RO488155;
COLLINGWOOD

STATUS NEW
POSSESSION Flexible
REMARKS
POSSESSION TYPE Flexible
POSSESSION DATE 07/25/2025
OCCUPANCY Owner
PERMISSION TO Y
ADVERTISE
REALTOR SIGN ON Y
PROPERTY

PROPERTY INFORMATION

YEAR BUILT EXACT	1975	ROOMS	7
YEAR BUILT SOURCE	MPAC	BEDROOMS	3
FRONTING ON	South	WASHROOMS	2
LOT SIZE	55.1 x 122 Feet	KITCHENS	1
LOT SIZE SOURCE	MPAC	EXTERIOR	Stone, Vinyl Siding
SQUARE FEET	1100-1500	ROOF	Asphalt Shingle
ABOVE GRADE	1192	FOUNDATION	Poured Concrete
FINISHED SQFT		GARAGE TYPE	None
ABOVE GRADE	MPAC	GARAGE PARKING	0
FINISHED SQFT		SPACES	
SOURCE		DRIVE	Private Double
DIR/CROSS ST	Third and Cedar Street	PARKING DRIVE	3
DIRECTIONS	Third Street East to Cedar. Home is on the south side of Third	SPACES	
POOL	None	TOTAL PARKING	3
A/C	Central Air	SPACES	
ZONING	R2	BASEMENT	Finished
UTILITIES-GAS	Y	UTILITIES-HYDRO	Y
HEATING TYPE	Forced Air	UTILITIES-CABLE	Y
HEATING SOURCE	Gas	GARAGE	N
WATER	Municipal	AREA INFLUENCES	
SEWERS	Sewers		
HST APPLICABLE TO	Included In		
SALE PRICE			
SURVEY TYPE	Unknown		
AREA	Simcoe		
MUNICIPALITY	Collingwood		
COMMUNITY	Collingwood		

FEATURES

✔ Family Room

INTERIOR FEATURES

✔ None

✔ Water Heater Owned

SPECIAL DESIGNATIONS

✔ Unknown

WATERFRONT

WATERFRONTYN N

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Kitchen	Main	6.28 m x 3.32 m (20.6 ft x 10.89 ft)	
Mudroom	Main	2.38 m x 2.85 m (7.81 ft x 9.35 ft)	
Living	Main	2.62 m x 4.17 m (8.6 ft x 13.68 ft)	
Br	Upper	3.13 m x 3.16 m (10.27 ft x 10.37 ft)	
2nd Br	Upper	2.83 m x 3.17 m (9.28 ft x 10.4 ft)	
Prim Bdrm	Upper	3.79 m x 4.13 m (12.43 ft x 13.55 ft)	
Bathroom	Upper	1.8 m x 3.08 m (5.91 ft x 10.1 ft)	
Family	Lower	6.24 m x 5 m (20.47 ft x 16.4 ft)	
Laundry	Lower	5.08 m x 2.44 m (16.67 ft x 8.01 ft)	
Bathroom	Lower	2.56 m x 3 m (8.4 ft x 9.84 ft)	
Dining	Main	2.72 m x 4.17 m (8.92 ft x 13.68 ft)	

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	4	Main
1	3	Lower

INCLUSIONS

WASHER, DRYER, FRIDGE, STOVE, DISHWASHER, ALL LIGHT FIXTURES, ALL WINDOW COVERINGS, SMALL TANK POOL WITH RELATED EQUIPMENT, T.V. WALL BRACKETS, TANKLESS WATER HEATER

EXCLUSIONS

WINE COOLER

LEASE TO OWN ITEMS

None

SHOWING REQUIREMENTS

Showing System, List Brokerage

PROPERTY HISTORY

DATE	EVENT	PRICE	MLS#	SOURCE
05/30/2025	Listed for Sale	\$1,280,000 (+104.80%)	S12184031	PropTx
08/24/2019	Sold	\$625,000 (+4.18%)	S11420069	PropTx
08/23/2019	Listed for Sale	\$599,900 (+54.61%)	S11420069	PropTx
06/13/2012	Sold	\$388,000	S11560011	PropTx
05/10/2012	Terminated	\$399,900	S11572461	PropTx
05/09/2012	Listed for Sale	\$399,900	S11560011	PropTx
11/09/2011	Terminated	\$415,000 (-4.60%)	S9864057	PropTx
11/03/2011	Listed for Sale	\$435,000 (+4.82%)	S11572461	PropTx
10/28/2011	Listed for Sale	\$415,000 (+135.80%)	S9864057	PropTx
11/17/2010	Sold	\$176,000 (-14.10%)	S11595564	PropTx
09/20/2010	Listed for Sale	\$204,900	S11595564	PropTx
03/25/2010	Terminated	\$209,900	S11611101	PropTx
01/14/2010	Listed for Sale	\$209,900 (-2.37%)	S11611101	PropTx
01/13/2010	Expired	\$215,000	S11613002	PropTx
11/13/2009	Listed for Sale	\$215,000	S11613002	PropTx

LISTING CONTRACTED WITH

Royal LePage Locations North

PHONE 705-445-5520 FAX 705-445-1545

112 Hurontario St Collingwood L9Y2L8

ABBIE WESTLAKE, Salesperson 705-888-5695

LAURIE WESTLAKE, Salesperson 705-446-7747

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254 Third St, Collingwood, ON

Basement (Below Grade) - Exterior Area 508.57 sq ft
Interior Area 488.17 sq ft



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Upper - Exterior Area 384.57 sq ft
Interior Area 558.17 sq ft



254 Third St, Collingwood, ON

Main Floor - Exterior Area 357.70 sq ft
Interior Area 522.09 sq ft



254 Third St, Collingwood, ON

Main Building - Total Exterior Area Above Grade 1952.83 sq ft

