

# 31 McKean Crescent

Collingwood, ON

# \$389,900



## Welcome to 31 McKean Crescent, Collingwood

Welcome to "Lockhart Meadows in Collingwood"! Built in 2013 by Sunvale Homes this 3 bedroom 2.5 bath 1388 total sq ft home known as the "Prescott" is ready for sale. Features include an open concept main floor kitchen/dining and living room area with walkout to the backyard deck. 3 Stainless Steel kitchen appliances,

upstairs a master bedroom 3pc ensuite bath. an unfinished basement ready for your imagination, Central Air, Central Vac, single car garage and so much more! Located within the desirable Admiral school district, it's a great location for you and your family. Call today for more details!

High Definition Video Property Tour at [www.31McKean.com](http://www.31McKean.com)

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**GREG SYROTA**  
BROKER

**Greg Syrota**  
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**ROYAL LEPAGE**  
Trinity Realty  
Independently Owned and Operated, Brokerage

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Collingwood, Ontario L9Y 1C1  
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Address: 31 MCKEAN CRES	Heating/Mechanical: Air Exchanger, Central Air, Forced Air, Natural Gas	Flooring: Carpet, Ceramic Tile, Laminate
City: COLLINGWOOD, L9Y 0G2	Garage Type: Attached, Single	Accessory Buildings: None
Side of Road: West	Water: Municipal	Access: Year Round Municipal Road
PKA: LOCKHART MEADOWS	Sewer: Municipal	Ext. Features: Balcony, Deck
Lot Dimension/Acreage: 36.09' X 131.23'	Utilities/Services: Bus Service, Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Natural gas, Street Lights	Easements/Restrictions: Easement, Sub.Div. Covenants
Road Access: Yes	Rental Equipm.: Water Heater	Bedrooms: 3
SQ.FT. above: 1,388	Lease-To-Own Equip: None	Bathrooms: 2 \ 1
Total SqFt Finished: 1,388	Driveway: Double, Paved	Rental Income: POTENTIAL
Type: Single Family	Foundation: Concrete	INCLUSIONS: Central Vacuum, Dishwasher, Garage Door Opener(s), Refrigerator, Stove, Window Coverings /
Style: 2 Storey	Basement: Full, Unfinished	Exclusions: Washer and dryer, flat screen Samsung TV + wall bracket in living room, guitar hangers in living room.
Title to Land: Freehold	Interior Features: Central Vac, Ensuite, In-law Capability, Main Floor Family Room	Directions: Collins St/Hume to Peel St to McKean Crescent to #31
Property Size: Under 0.5 Acres	Roof: Asphalt Shingle	
Land Features: Level, Partial Landscaped, Partially Fenced		
Exterior: Partial Brick, Vinyl		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	8'9" X 4'3"	2ND FLOOR	BEDROOM	11'7" X 8'5"
MAIN FLOOR	KITCHEN	11'7" X 13'9"	2ND FLOOR	BEDROOM	9'4" X 10'1"
MAIN FLOOR	OTHER	11' X 8'10" (DINETTE)	MAIN FLOOR	BATH (# pieces 1-8)	2 PC
MAIN FLOOR	LIVING ROOM	15'1" X 12'	2ND FLOOR	BATH (# pieces 1-8)	4 PC
2ND FLOOR	MASTER BEDROOM	12'9" X 10'8"	2ND FLOOR	ENSUITE (2 to 8 pcs)	3 PC

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