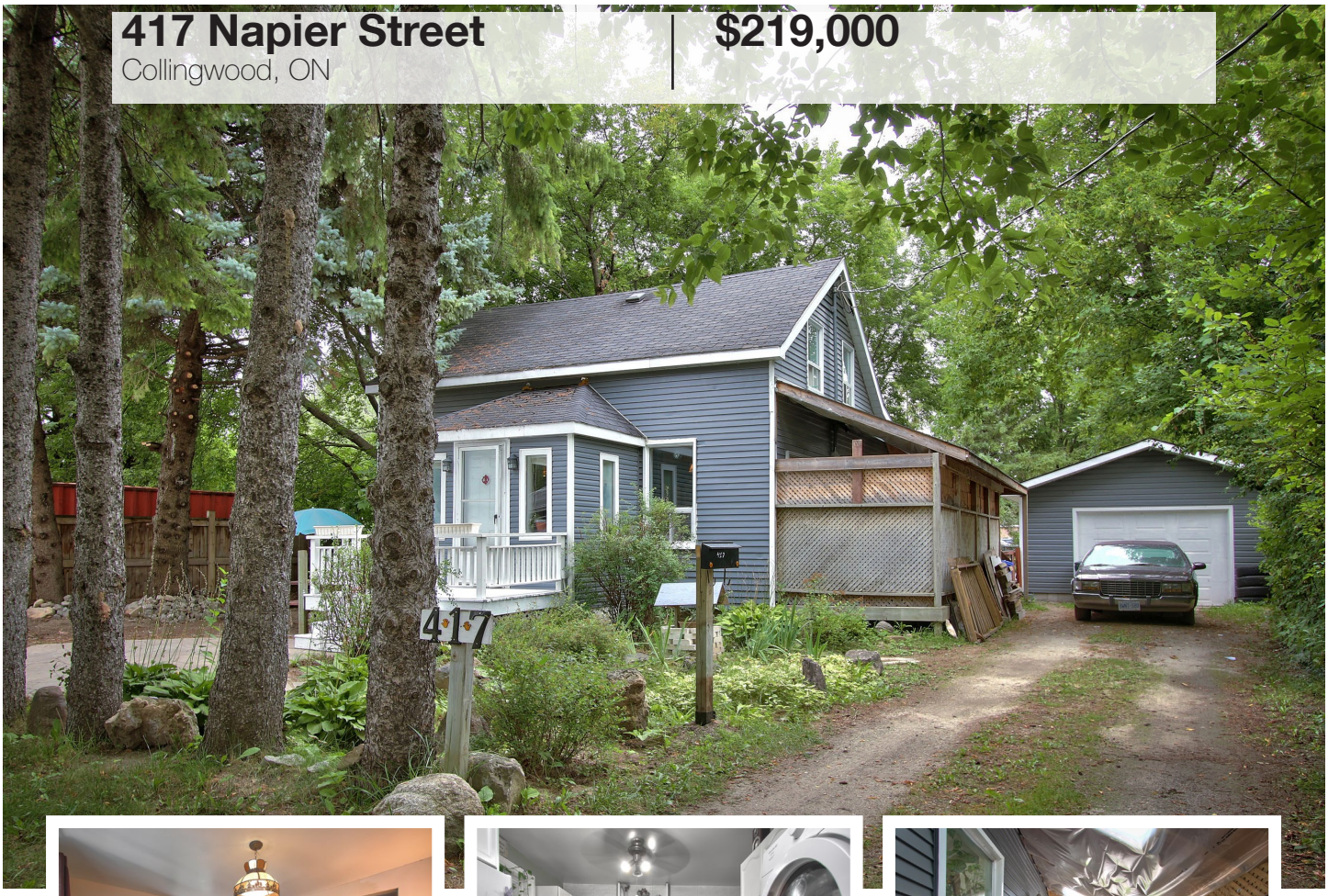
417 Napier Street
Collingwood, ON

$219,000



Welcome to 417 Napier Street

This 3 bedroom 1 bath home is situated on a HUGE IN-TOWN LOT with privacy! Features include 6 appliances, a HOT TUB, and a detached insulated garage (18`x28`) with heat, hydro, garage door opener, and equipped with front & rear doors for easy access. Located in central Collingwood close to schools, walking distance to downtown shops and restaurants. Call today to view!

High Definition Video Property Tour at 417Napier.com

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Address:	417 NAPIER ST	**Heating/Mechanical:**	Forced Air, Natural Gas	**Accessory Buildings:**	Bunkie
City:	COLLINGWOOD, L9Y 3T8	**Garage Type:**	Detached, Heated, Insulated	**Access:**	Year Round Municipal Road
MLS® #:	1551728	**Water:**	Municipal	**Ext. Features:**	Balcony/Deck/Patio, Hot Tub
Elem Schl:	CONNAUGHT/ST MARYS	**Sewer:**	Municipal	**Easements/Restrictions:**	Easement
Sec. School:	CCI/JEAN VANIER	**Utilities/Services:**	Bus Service, Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Natural gas, Street Lights	**Bedrooms:**	3
Lot Dimension/Acreage:	66.02` X IRREG			**Bathrooms:**	1 \
SQ.FT. above:	1,184			**Rental Income:**	POTENTIAL
Possession:	TBA	**Rental Equipm.:**	Water Heater	**Taxes:**	$2,780 (2015)
Type:	Single Family	**Lease-To-Own Equip:**	None	**INCLUSIONS: Dishwasher, Dryer, Garage Door Opener(s), Hot Tub, Microwave, Refrigerator, Stove, Washer, Window Air Conditioner, Window Coverings /**	
Style:	1.5 Storey	**Driveway:**	Gravel		
Title to Land:	Freehold	**Basement:**	Crawl	**Exclusions: Tiffany light fixture in living room**	
Land Features:	Level, Partial Landscaped, Partially Fenced, Wooded/Treed	**Interior Features:**	Main Floor Family Room, Main Floor Laundry	**Directions: Hume Street West to Napier Street then south to sign**	
Exterior:	Aluminum, Vinyl	**Flooring:**	Carpet, Ceramic Tile		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	5`10 X 8`8	2ND FLOOR	BEDROOM	9`11 X 8`11
MAIN FLOOR	KITCHEN	9`4 X 18`10	2ND FLOOR	MASTER BEDROOM	9`6 X 18`9
MAIN FLOOR	LIVING ROOM	18`8 X 10`10	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	8`5 X 10`2			

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