

104504

Property No: 194632



236 YELLOW BIRCH
CRESCENT
Collingwood, ON, L9Y 0Y3

3 Bedrooms
3 Bathrooms
1,604 Square Feet

\$679,000



Royal LePage Locations
North Brokerage

(800) 886-4713

Home for Sale

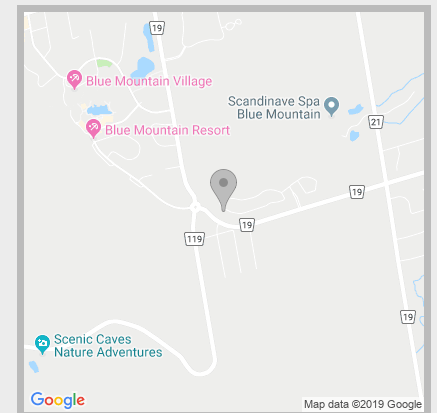
Stunning "Mowat" model w/\$80K+ in upgrades/premiums in upscale neighbourhood of Windfall. This semi-detached home has THE perfect location with direct, unobstructed views of the ski hills at Blue Mountain & western exposure. Situated on a premium lot, the view will take your breath away. Twelve Oaks Knights Armour laminate flooring, upgraded kitchen sink/counter tops, stainless appliances & a gas fireplace are just a few of the features of this brand new (Jan 2019) home. The 2nd level boasts a large master w/stunning ensuite, and MORE views of Blue! An open staircase (upgrade) leads to an unfinished lower level with roughed-in bathroom. Just bring your imagination and you can finish it any way you choose. Landscaping and a "barn inspired" community social house known as "the Shed" w/pool are to be completed by the developer. An attached garage allows for extra storage. Book your private viewing today and pack your bags to move in this summer! Watch for video coming soon!

Estimated Mortgage Rate

\$2,695 / month

based on 20% down at 3.44

Collingwood
Home for Sale



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Call or visit to schedule your viewing
[MoveMe.To/id/104504](https://www.movemeto.com/id/104504)

236 YELLOW BIRCH CRESCENT

Rooms

Great Room	Ground level	18' 9" x 12' 0"
Other	Ground level	10' 3" x 8' 0"
Kitchen	Ground level	8' 6" x 11' 6"
2pc Bathroom	Ground level	
4pc Bathroom	Second level	
Laundry room	Second level	5' 9" x 5' 9"
Master bedroom	Second level	12' 3" x 14' 3"
Bedroom	Second level	9' 0" x 13' 6"
Bedroom	Second level	9' 3" x 11' 0"
5pc Ensuite bath	Second level	

Additional Features

Heating: Forced air

Fireplace: Other - See remarks (Gas)

Flooring: Stone, Tile, Carpeted, Laminate

Foundation: Poured Concrete

Exterior: Hardboard, Stone

Appliances: Washer, Dishwasher, Stove, Dryer, Microwave, Refrigerator, Window Coverings



Listing provided by Clairwood Real Estate Corporation, Brokerage (Collingwood). To schedule a viewing call (800) 886-4713 and ask about Listing ID 104504.