

\$499,900 - 99 ROBINSON Street

Listing ID: 40556147

\$499,900

2 Bedrooms, 1 Bathrooms, 785

Single Family

99 ROBINSON Street, Collingwood,
Ontario, L9Y3M2

Fantastic walkable location under \$500,000.00. Excellent opportunity for a first time home buyer, single purchaser or retiree. Welcome to your new home sweet home! Nestled in a fantastic location, this charming 2-bedroom bright bungalow offers the best of both convenience and comfort. Situated in a highly sought-after established residential neighborhood, you'll find yourself within easy walking distance to downtown amenities, the YMCA, Georgian Trail, and the Central Park Arena. Step inside and discover a welcoming and functional layout. The heart of the home is a spacious kitchen, perfect for family meals and entertaining. The convenience of a dedicated laundry, mudroom and office space with access to the back yard is an added bonus for everyday living. Appreciate the laminate flooring, 4-piece bathroom, Shingles replaced in 2016- by AM Roofing with a 50 yr warranty, 2019 - 2 exterior doors from Van Dolders, 2023 - new Furnace Replaced (44,000 BTU, Lennox) from Nottawasaga Mechanical. With its desirable location, thoughtful layout, and recent updates, this delightful bungalow is ready to welcome you home to a life of ease and enjoyment. Don't miss out on the opportunity to make this your own slice of

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paradise in the heart of a vibrant community. Schedule a viewing today and let your dreams of homeownership come true! Tenant currently pays \$1000.00 per month plus utilities and would stay on, otherwise 60 days notice required.
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Listing Office:Century 21 Millennium Inc., Brokerage (Collingwood)