

Hello Collingwood!



Lee Ann Matthews
Broker

cell: 705-446-8688

LeeAnn@hellocollingwood.ca



Rhia Finlayson
Salesperson

cell: 647-449-1605

Rhia@hellocollingwood.ca

www.HelloCollingwood.ca



LEE ANN MATTHEWS

BROKER



LOCATIONS **NORTH**
BROKERAGE

**18 GODDEN STREET
COLLINGWOOD**

Welcome to Family-Friendly Living in Collingwood!

This beautiful two-story home with a finished lower level is perfect for families seeking comfort, style, and space to grow. With 3 bedrooms, 3 baths, and a fantastic layout, this home offers a functional flow with plenty of natural light.

Upper-Level Comfort: The upper level boasts three generously sized bedrooms and a beautifully updated family bath, offering plenty of space for everyone to enjoy.

Finished Basement for Extra Fun: The finished lower level is a great bonus area, complete with a cozy rec room, a 3-piece bath, laundry, and storage. Whether it's family movie night or you have friends or family visiting, this space is perfect.

Modern Updates Throughout: This home has seen fabulous updates over the past five years! It has new floors, a refreshed kitchen, updated bathrooms, new doors inside and out, gorgeous decking, a welcoming front porch, and fresh paint throughout. Add in new light fixtures, an interlock walkway, and thoughtful touches like feature walls, and you've got a modern, move-in-ready home.

Impressive Finishes: The attention to detail shines through with engineered hardwood on both the main and upper levels, pot lights, and a beautifully designed kitchen featuring stone counters, a backsplash, an upgraded range hood, and under-mount lighting. This home has been thoughtfully updated for comfort and style.



Outdoor Oasis: Step outside into your large, fully fenced backyard —perfect for relaxing! With a tiered deck, hardtop gazebo, and lush gardens, this space is great for BBQs, relaxing in the sun, or playing with the kids. The insulated and dry-walled garage even has its own loft storage space, offers inside entry to the home, and convenient backyard access.

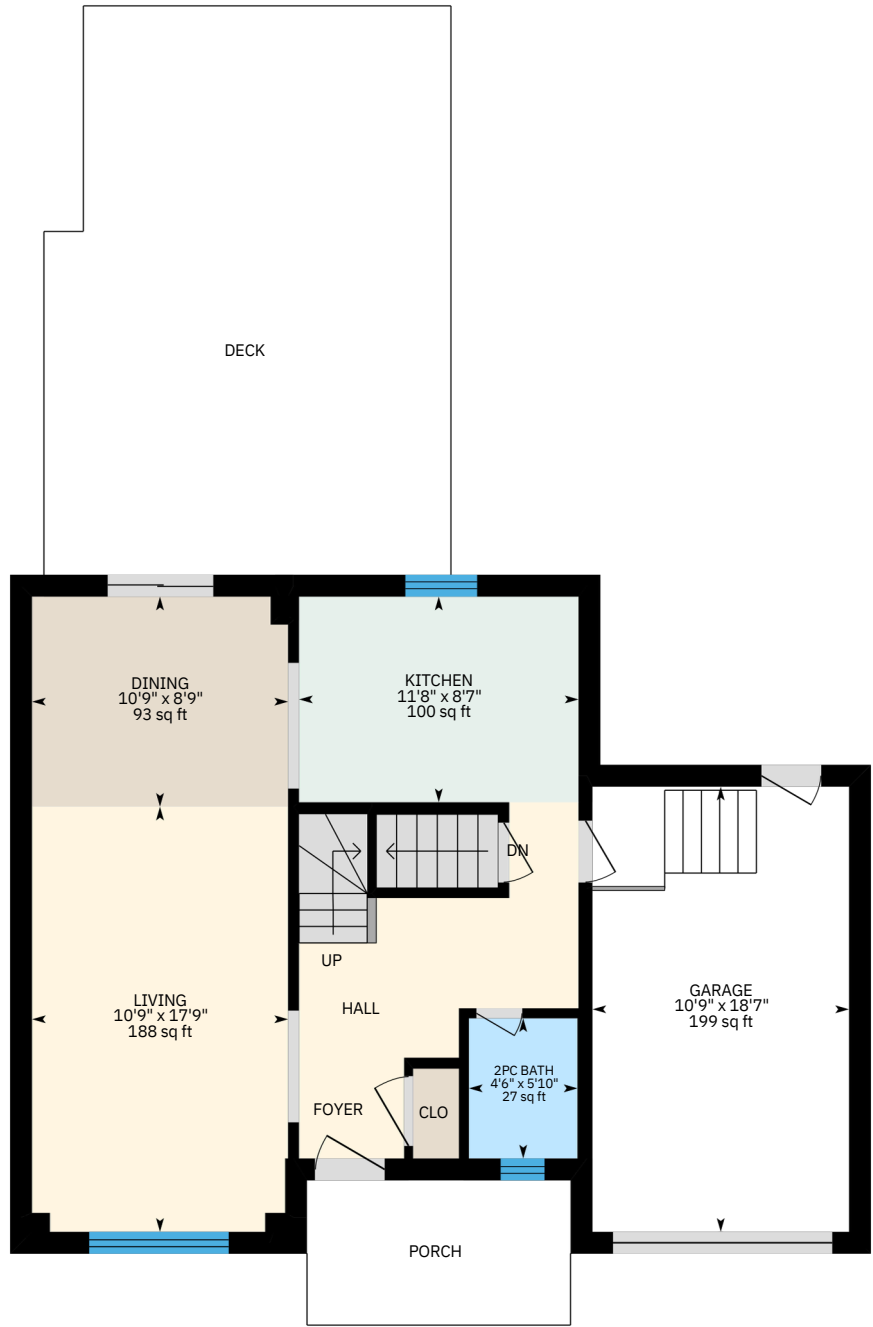
Ideal Location: Nestled in a lovely mature neighbourhood, you'll love the friendly neighbours and peaceful surroundings. Enjoy walking to nearby trails, three parks, and Admiral Primary and High Schools. A short bike ride gets you to downtown Collingwood and Georgian Bay, while Blue Mountain is just a 10-minute drive away for all your outdoor adventures.

This is the perfect home for families looking for a fun, friendly, and stylish space in the heart of Collingwood!

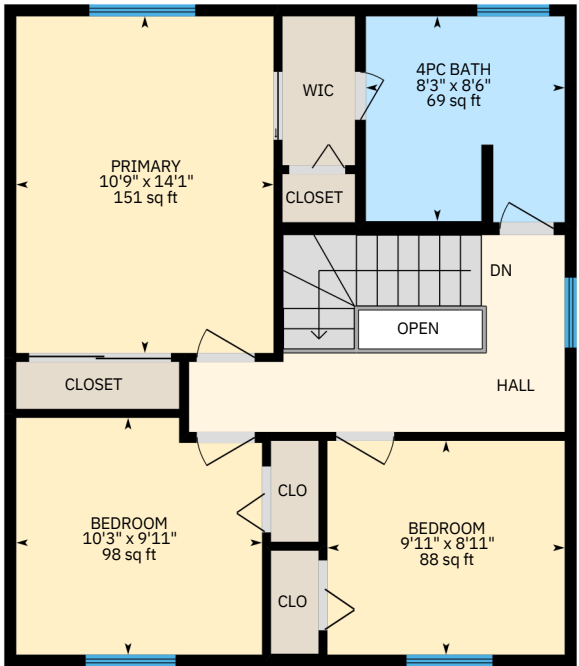


18 Godden St, Collingwood, ON

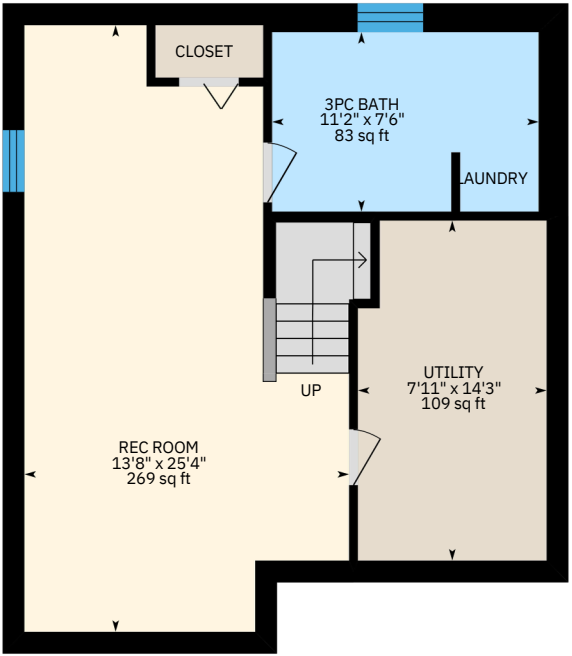
Main Building: Total Exterior Area Above Grade 1307.68 sq ft



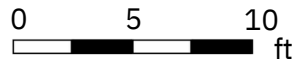
Main Floor
Exterior Area 656.75 sq ft



2nd Floor
Exterior Area 650.92 sq ft



Basement (Below Grade)
Exterior Area 603.16 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.