



Price: \$255,000	MLS® #: 20113955
Status: Active	
Address: 485 BIRCH ST	
City: COLLINGWOOD, L9Y 2W8	
Side of Road: East	
Elem Schl: CAMERON	
Sec. School: CCI/VANIER	
Lot Size: 91.94 X 160'	District: CO
Water Frontage:	Sub-Dist: CC
SQ.FT. above: 1,600	Zoning: RES
Out.Dim.: 46 x 26'	
Possession: TBA	

Overview Extra large landscaped property. Bungalow. Current tenants. One 3 bed apt and one 1 bedrm apt. One water heater is a rental. 2 water meters. 24 hrs notice required.

Directions Cameron Street to Birch Street

Type: Duplex	HVAC: Natural Gas	Exterior: Alum/Vinyl
Title to Land: Freehold	Water: Municipal	Driveway: Gravel
Property Size: 0.5 -0.99 Acres	Sewer: Municipal	Found/Basement: Block, Slab, Full, Unfinished
	Rental Equipm.: Water Heater	Features:
		Roof: Asphalt Shingle
		Flooring: Carpet, Wood

Easement/Restrict.: **Sub.Div. Covenants**

Inclusions Dishwasher,fridge,washer,dryer
Exclusions tenants personal items

Com/Ret Space: No	Sign: No	UFFI: NO	Add.Mo/Yr Fee: NO
Rent Control:	Lockbox: No	SPIS: No	Garage: No Property Manager:
Yr.Built: 0	#Stories: 1	Survey: No	Parking: Y Park.Dim.:
	Road: Public		

1-Bedr.Units: 1	2-Bedr.Units:	3-Bedr.Units: 1
4-Bedr.Units:	Bach.Units:	Rental Units: 2/2
Stoves: 2	Dishwashers:	Washers: 2
Dryers: 2	Microwaves:	Fridges: 2

Income Information		
Rental Income: 18900	Laundry Income:	Other Income:
Expense Information		
Insurance: 1200	Maintenance:	Water/Sewage:
Heating: GROSS	Electricity:	Snow/Garbage: TENANT
Management:	Taxes: 2797.93	Other Costs:
Totals		
Total Income: 18900	Total Expenses:	Net Income:

Assessment: **\$** Taxes: **\$2798 (2010)**

Listing Office: **RE/MAX Four Seasons Realty Ltd., Brokerage** Listing Office:



Compliments of: **JEAN ROWE, Sales Person: 705-444-4035**
 E-mail: jean.rowe@rogers.com
 Company Name: **RE/MAX FOUR SEASONS REALTY LTD., BROKERAGE: 705-445-8500**



All data is subject to Errors, Omissions or revisions and is not warranted. (19-AUG-2011 14:54 EDT)