

Exceptional Space. Effortless Living

717218 1st Line E, Mulmur

Welcome to 350 Cedar Street, a beautifully maintained semi-detached raised bungalow built in 2019, offering over 2,500 square feet of thoughtfully designed finished living space in one of Collingwood's most desirable residential neighbourhoods.

Constructed with quality and comfort in mind, this exceptional home features a solid concrete block wall separating the adjoining residence, providing superior sound insulation and privacy rarely found in semi-detached living. The bright and inviting main level offers 9-foot ceilings, hardwood flooring throughout the principal rooms, and an open-concept layout designed for both everyday living and effortless entertaining.

An oversized front foyer creates a welcoming first impression and offers a spacious front hall closet along with convenient inside entry from the heated attached garage. The custom kitchen is the heart of the home, showcasing quartz countertops, stainless steel appliances, abundant cabinetry, and a seamless connection to the dining and living areas. The spacious living room is anchored by a cozy gas fireplace and features a walk-out to the private rear deck, extending the living space outdoors and creating the perfect setting for entertaining or relaxing.

The main floor offers two generous bedrooms and two full bathrooms, including a spacious primary suite featuring a beautifully appointed 5-piece ensuite complete with a walk-in glass shower, large jacuzzi soaker tub, and an expansive walk-in closet with custom built-in organizers. The primary bedroom also enjoys direct access to the rear deck through its own walk-out, creating a private retreat overlooking the backyard. A convenient main floor laundry room with side-by-side washer and dryer and utility sink adds to the home's functionality, while custom closet organizers throughout provide exceptional storage solutions.

The fully finished lower level substantially expands the living space with two additional bedrooms, a full bathroom, a large family room featuring a second gas fireplace, wet bar, and a separate laundry area with sink. This versatile space is ideal for hosting guests, accommodating extended family, or creating a comfortable multi-generational living arrangement.

Outside, enjoy a private and low-maintenance backyard setting complete with a large deck, patio area, garden space, and a substantial shed/workshop. Additional highlights include a heated attached garage, 200-amp electrical service, municipal water and sewer services, natural gas heating, and parking for up to five vehicles.

Offering modern construction, quality finishes, and an abundance of finished living space, 350 Cedar Street presents an outstanding opportunity for buyers seeking turnkey living in the heart of Collingwood, just minutes from downtown amenities, trails, golf, skiing, shopping and hospital and the shores of Georgian Bay.

Additional Home Information

Property Features:

- Lot Size: 33.30' x 164.60'
- Lot Area: 0.126 Acres
- Year Built: 2019
- Taxes: \$4,476.63 (2025)
- Zoning: R2
- Style: Semi-Detached Bungalow
- Exterior: Stone & Vinyl Siding
- Bedrooms: 2 + 2
- Bathrooms: 3
- Main Floor: Approx. 1,463 sq.ft.
- Finished Lower Level: Approx. 1,100 sq.ft.
- Total Finished Living Area: Approx. 2,563 sq.ft.
- Foundation: Poured Concrete

Additional Features:

- Heated Attached Garage
- Garage Parking: 1
- Total Parking: 5 Vehicles
- Large Backyard Shed / Workshop
- Private Deck
- Patio Area
- Garden Area
- Low-Maintenance Landscaping
- Concrete Block Party Wall Between Units for Superior Sound Insulation
- Ideal for Multi-Generational Living
- Fully Finished Basement
- Engineered Hardwood
- Central Vacuum

Heating & Systems:

- Forced Air Natural Gas Heating
- Central Air Conditioning
- 200-Amp Electrical Service
- Municipal Water
- Municipal Sewer
- Hot Water On Demand
- Sump Pump
- Auto Garage Door Opener

Services:

- Cell Service
- Garbage & Recycling Pickup
- Internet High Speed
- **Possession:** 30 Days (Flexible)
- **Survey:** Available

Property & Area Highlights:

- Year-Round Municipal Road Access
- Municipal Services
- Natural Gas Service
- Cable, Hydro & Telephone Available
- Located in a Mature Residential Neighbourhood
- Close to Downtown Collingwood Amenities
- Parks, Trails, Skiing & Recreation Nearby

Inclusions

- Refrigerator
- Stove
- Dishwasher
- Washer
- Dryer
- Existing Electrical Light Fixtures
- Existing Window Coverings
- Hot Water On Demand System
- Furnace
- Central Air Conditioner
- Central Vacuum

Exclusions:

- Basement Fridge
- Basement Freezer
- Basement Washer and Dryer

Legal Description:

- PART LOT 47 W/S CEDAR ST PLAN 73 PART 2
PLAN 51R42016, TOWN OF COLLINGWOOD

Possession:

- Flexible
- 90+ Days Preferred
- TBD

Estimated Annual Operating Costs

- Enbridge Gas: \$867.52
- Epcor Water & Hydro: \$2276.76

Floor Plans



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