Refined Bungalow Living in the Heart of Creemore

75 Edward St E.

Property Description

Thoughtful improvements, quality workmanship and a welcoming village setting define this beautifully presented bungalow at 75 Edward Street East in Creemore. Surrounded by mature trees and landscaped gardens, the home combines comfortable living spaces with the benefit of owners who have invested carefully in its upkeep and improvement.

Since purchasing the property, the sellers have taken a considered approach to enhancing the home, attending to both its visible finishes and the essential systems behind them. Their commitment to careful maintenance and lasting quality is reflected in refreshed interiors, upgraded equipment and professional servicing, creating a home that feels cared for throughout. The bright, open-concept main level offers a natural connection between the kitchen, dining and living areas. The kitchen has been thoughtfully refreshed with professionally spray-painted cabinetry, updated counters and sink, and new appliances. Fresh paint throughout much of the interior and updated LED lighting contribute to the polished presentation.

The primary bedroom is complemented by a renovated en-suite with a new standalone shower, vanity, sink and faucet, toilet and flooring. The finished lower level provides valuable additional living space with a generous family room, bedroom and full bathroom. New broadloom adds warmth, while the layout offers excellent potential for an in-law suite or mult-generational living.

The attached double garage provides inside access to the main-floor laundry, with stairs leading directly to the lower level. This thoughtful configuration creates the possibility of a semi-private entrance while maintaining convenient access to shared laundry - an appealing arrangement for extended family, older children or guests.

Significant investments extend beyond the finishes. A new Trane heat pump provides heating and cooling with the gas furnace serving as backup, complemented by upgraded attic insulation, a whole-house water softener and kitchen reverse osmosis system. Improvements to sump pumps and foundation water management, together with professional servicing of major equipment, demonstrate the owners' thorough approach to maintenance. The roof was replaced in 2022 and the furnace in 2021. Outdoors, established gardens and mature trees create an attractive setting for relaxation. Added privacy fencing and shrubs enhance the backyard, while a new pine utility shed provides useful storage.

Walk to Creemore's shops, restaurants, cafes, schools, trails and community amenities, with Collingwood, Blue Mountain, Georgian Bay, golf, skiing, hiking and cycling all within easy reach.

Additional Home Information

Property Features:

Property Type: Detached Bungalow
Year Built: 2003
Above Grade Finished Area: Approx. 1,505 sq. ft.
Finished Lower Level: Approx. 1,300 sq. ft.
Bedrooms: 3+ 1
Bathrooms: 3
Lot Size: Approx. 59.06 ft x 169.65 ft
Lot Area: Approx. 0.235 acre
Exterior: Brick
Garage: Attached
Double Garage with Inside Entry
Parking: 8
Total (2 Garage + 6 Driveway)
Basement: Full, Finished
Fireplace: Natural Gas
Taxes: $5,498 (2026)
Zoning: Residential
Possession: Flexible/Immediate

Heating & Systems:

- Water: Municipal
- Sewer: Municipal
- Heating: Forced Air, Natural Gas
- Heat Pump: Trane - heating & cooling; gas furnace backup
- Furnace: 2021
- Roof: 2022
- Hot Water Heater: Rental $51 monthly Brand new 2026 along with new venting system to outdoor
- Water Softener: Whole-house system Drinking Water: Reverse osmosis system in kitchen
- HRV: Heat Recovery Ventilator
- Generator: Emergency Generac generator (whole house)
- Pre-Heater installed in generator 2026

Interior Highlights & Updates 2025/2026

- Bright open-concept main-floor layout
- Main-floor primary bedroom with renovated 3-piece en-suite
- New standalone shower, vanity, sink, faucet, toilet and flooring in en-suite
- Professionally spray-painted kitchen cabinetry
- Updated kitchen counters and sink
- New refrigerator, stove and kitchen exhaust fan
- New LED pot lights throughout much of the home
- Fresh paint throughout much of the interior
- Main-floor laundry with new laundry sink and counter
- Finished lower level with family room, bedroom and full 4-piece bathroom
- New lower-level broadloom
- In-law or multi-generational living potential
- Garage access to main-floor laundry with stairs directly to lower level
- Semi-private lower-level access with shared laundry potential

Mechanical & Capital Improvements 2025/2026

- New Trane heat pump for heating and cooling with gas furnace backup
- Three new Liberty 3/4 H.P. stormwater sump pumps
- Two new direct lines into municipal storm system
- Foundation water-management improvements
- New fiberglass attic insulation
- New whole-house water softener
- New kitchen reverse osmosis system
- New owned hot water tank
- Ductwork professionally cleaned
- HRV and furnace professionally serviced
- Emergency generator professionally serviced & pre-heater installed
- New dedicated wiring and plugs for dishwasher, stove and sump pumps
- Gas fireplace serviced
- New smoke and carbon monoxide detectors

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Appliances & Inclusions

- Stainless steel Refrigerator
- Stainless Steel Electric Stove
- Washer & Dryer
- Water softener and reverse osmosis system
- Whole home Generac Generator with pre-heater
- Outdoor pine utility shed
- Existing light fixtures
- Existing window coverings
- Garage door opener and remote(s)

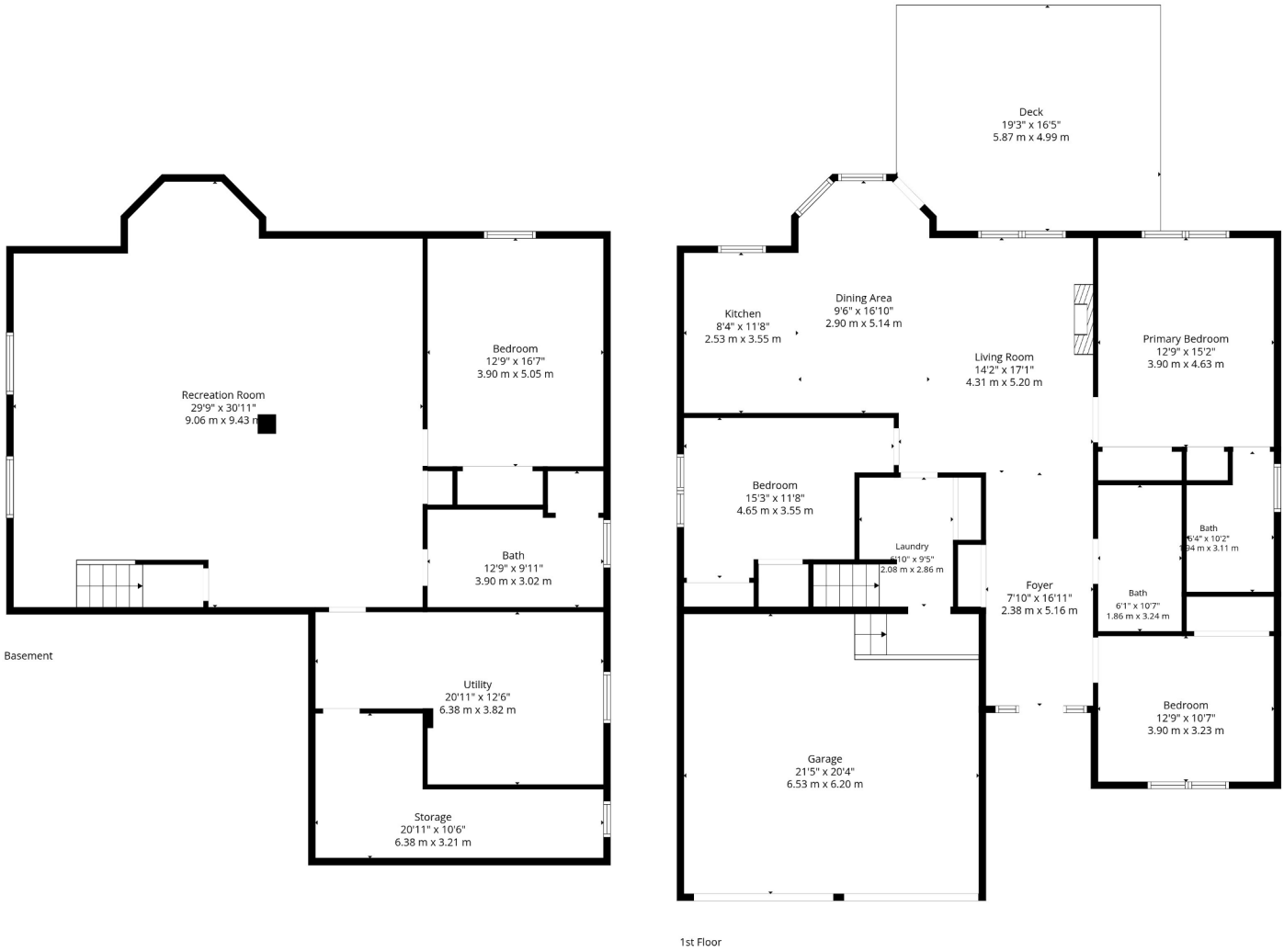
Exterior & Outdoor Features

- Mature trees and established landscaping
- Landscaped gardens and private backyard setting
- New privacy fencing and shrubs
- Deck
- New outdoor pine utility shed
- Flat, level lot
- Private double driveway; recently sealed
- Quiet residential setting in the Village of Creemore

Estimated Annual Operating Costs

- **Epcor Hydro: $176 / month**
- **Enbridge Natural Gas: $66 / month**
- **Clearview Water / Sewer: $83 / month**
- **Property Taxes: $5634.23 / yearly**
- **Hot Water Heater: Rental $51 / month**

Floor Plans



Total GLA: 1477 sq. ft, 137 m2 | Total: 3892 sq. ft, 361 m2
Basement: 1240 sq. ft, 115 m2 (Excluded areas 403 sq. ft, 37 m2)
1st floor: 1477 sq. ft, 137 m2 (Excluded areas 772 sq. ft, 72 m2)

Floor Plan Measurements Deemed Highly Reliable But Not Guaranteed



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