

# \$1,199,900 - 153 SPRUCE Street

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## Listing ID: 40543915

**\$1,199,900**

4 Bedrooms, 3 Bathrooms, 3142

Single Family

153 SPRUCE Street, Tiny, Ontario, L0L1P1

Hear the waves of Woodland Beach from this charming custom home that is situated amongst the trees on a lovely private lot in an established neighborhood of other high-end custom homes. It's charming curb appeal from all sides will make you stop and admire starting with its circular drive, beautiful landscaping with 30+ trees recently planted and charming wrap-around porch with newly installed glass railings. This custom built ranch bungalow has a fabulous floor plan that will appeal to families and retirees alike and has been renovated from top to bottom. Tastefully decorated in neutral colours the main floor living space offers hardwood floors throughout, updated kitchen with stainless steel appliances (2022), lots of newly refaced cabinetry, quartz countertops, backsplash and dining nook with bay window to watch the birds. Separate dining room adjacent to cozy living room with gas fireplace, all updated baseboard, window and door trim throughout including 2 1/2 wall openings to enhance the open concept living. Large master bedroom with spa like 4 pc ensuite and additional guest bedroom with another 4pc bath. Bright fully finished lower level boasts a charming bar area for entertaining, large family room and two more guest bedrooms. An additional room

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could be anything from another bedroom, den or office. Great mudroom off another entrance with main floor laundry and inside entrance to a large double garage. Other great features include owned water softener, U/V system, in floor heating in basement, LED lighting throughout interior and exterior, 100 AMP SERVICE, HYDRONIC FORCED AIR GAS/WATER HEATING, ICF 12 FROM FOUNDATION TO ROOF. Numerous outside entertaining areas with lots of privacy and just a short walk to beach access. Close to all the east end amenities of Wasaga Beach and charming shopping hamlet of Woodland Beach.  
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Listing Office:RE/MAX By the Bay Brokerage (Unit B)