

\$1,095,000 - 25 BEATRICE Drive

Listing ID: 40546145

\$1,095,000

4 Bedrooms, 4 Bathrooms, 2253

Single Family

25 BEATRICE Drive, Wasaga Beach,
Ontario, L9Z0L3

This Beautifully designed home is located in the highly desirable west end of Wasaga Beach, Walking distance to amenities and the sandy shores of Georgian Bay. Just a short drive to iconic downtown Collingwood & Blue Mountain. This home was built in 2021-2022 by Zancor homes, known as The Bay elevation C with modern exterior finish. The main floor features an open concept design with hardwood floors, three bedrooms and two and a half bathrooms. The spacious primary bedroom features a walk-in closet and five piece ensuite bathroom. Spacious living room / great room with fireplace & kitchen with lots of room for entertaining family and friends and sliding door out to your deck and spacious backyard. Main floor laundry and inside entry from the attached two car garage. The basement is currently partially finished with recroom, fourth bedroom and fourth full bathroom. The current owners have obtained a permit to separate the basement into a three bedroom two bathroom legal basement apartment. They have already closed off the basement from the main floor and have added a separate side entry. Please inquire to view basement design / floor plans. The seller has decided not to finish the basement but has already

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received approval from the township.

Recent upgrades include New refrigerator,
New Gas Stove & New Microwave with
builtin hood vent. This could be a great
investment property with two legal rental
apartments or live in one and rent out the
other to offset monthly expenses. Book your
showing today this could be the home you
have been waiting for. (id:50245)

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Listing Office:RE/MAX By The Bay Brokerage