

\$535,000 - 23 GREENWAY Drive

Listing ID: 40546993

\$535,000

2 Bedrooms, 2 Bathrooms, 1200

Single Family

23 GREENWAY Drive, Wasaga Beach,
Ontario, L9Z0E6

Welcome to your retirement oasis, located in the highly sought-after private golf course community of Country Meadows. Residents have full access to the golf course, swimming pool, and clubhouse all inclusive within their monthly fee. This attached bungalow is all one level and features a covered front porch, an attached garage with inside entry to the home and a large open floor plan with cathedral ceilings. There are two bedrooms and two bathrooms as well as an open-concept kitchen, dining and living room. Additionally, this particular unit includes an upgraded three-four season fully enclosed sunroom on the back of the home that overlooks a forest of mature trees, creating a serene space for relaxing and enjoying nature right from the comfort of your home. Beautiful and durable vinyl plank flooring throughout this upgraded model (including all wet areas), a nautical blue “Cambria” quartz countertops in the kitchen, upgraded white tile backsplash, double under-mounted stainless steel sink, white cabinetry and appliances including a gas stove. Main floor laundry area with an All-in-One laundry unit (washer & dryer) in the 3pc accessible bathroom area. The primary bedroom is very bright and offers a 4pc ensuite and walk-in closet. Country

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Meadows is a 55+ retirement community that has its very own 9-hole golf course, an in-ground heated pool in the summer and a full Clubhouse for year-round recreation and activities. The area has access to some of the best walking trails in Wasaga Beach! Retirement living here is truly a lifestyle. Local amenities and shopping are also close by and the world's longest freshwater beach! Land Lease details are as follows: Land Lease Cost \$779.03 - Taxes for the LOT-\$37.14 - Taxes for the STRUCTURE \$131.38. The total monthly cost for the new owner/tenant is \$947.55 (water/sewer are billed quarterly). (id:50245)

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Listing Office:RE/MAX By The Bay Brokerage