

# \$529,900 - 23 ST JAMES Place

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## Listing ID: 40551797

**\$529,900**

2 Bedrooms, 2 Bathrooms, 1344

Single Family

23 ST JAMES Place, Wasaga Beach,  
Ontario, L9Z3A8

Step into a life of ease and comfort at 23 St James Place, Wasaga Beach—a charming retreat perfect for those seeking a serene retirement lifestyle. This delightful home, nestled within a vibrant 55+ community, offers an open concept design spread over a generous 1,344 sq. ft, ensuring you won't compromise on space as you embark on this new chapter. Boasting two well-appointed bedrooms and two bathrooms, this property is designed with practicality in mind. A warm welcome awaits as you step onto the wide front covered deck, leading you into a spacious foyer with convenient pocket doors. The heart of the home, a fully equipped kitchen, features a sizeable island complete with an electrical outlet, offering extra prep room and abundant drawer space, perfect for culinary enthusiasts. The adjacent laundry room is as functional as it is spacious, offering a sink and upper cabinets for your convenience. A double concrete driveway, alongside inside entry from the garage and a handy man door to the backyard, add to the thoughtful design of this home. Privacy is a given, with a rear deck that promises tranquil afternoons with no neighbours behind to disturb your peace. Beyond the comfort of your doorstep, the 55+ community beckons with a plethora of

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activities at the recreation centre, including a library area, pool table, swimming pool, and shuffleboard. A calendar bursting with events, from potlucks and guest speakers to dances and seasonal parties, ensures a rich social life and the opportunity to forge lasting friendships. With a land lease fee for the new owner at \$663.45 and taxes at \$163.09 per month, totaling \$826.54, this delightful property promises an affordable, active lifestyle. Situated a mere stone's throw from all the local amenities, 23 St James Place is not just a home, but a gateway to the golden years you've been dreaming of. Book your tour today and step into your future. (id:50245)

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Listing Office:RE/MAX By the Bay Brokerage (Unit B)