

# \$419,000 - 109 MEADOW Lane

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## Listing ID: 40553317

**\$419,000**

2 Bedrooms, 2 Bathrooms, 1196

Single Family

109 MEADOW Lane, Wasaga Beach,  
Ontario, L9Z0A4

Welcome to Wasaga Meadows, an inviting exclusive 55+ adult lifestyle community in the heart of Wasaga Beach. This 1200 sq ft single-level home has an all-brick exterior with an open-concept design. Featuring two bedrooms, one full 4 pce bathroom, powder room, and a spacious dining/ living area. The kitchen has oak cabinetry with ample storage and counter space. Cathedral ceilings make this unit bright and spacious. The primary bedroom stands out with its abundant natural light, featuring a walk-in closet and a 4 pc bathroom for ultimate comfort and convenience. The second bedroom is spacious and can function as a den. Additionally, in-suite laundry adds to the practicality of this charming home. The garage has an inside entry with parking for 2 on the paved driveway and visitor parking. As a resident of this exclusive adult community, you'll enjoy access to a host of tailored amenities. Yearly (optional) Membership is available for access to common areas with several activities such as •Heated Indoor Pool •Community Pool •Splash Pad •Tennis Court •Pickle Ball Court •Mini Golf Course •Play Center •Ball Hockey Court •Basketball Court Rent - \$709.81 Taxes for the LOT- \$46.62 (ESTIMATED) Taxes for the

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STRUCTURE - \$120.91 (ESTIMATED)

Water/ Sewer: Billed Bi-Monthly The total estimated monthly is approximately \$877.34. Sale is subject to probate (id:50245)

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Listing Office:Royal LePage Locations North (Collingwood Unit B) Brokerage