

\$955,900 - 17 GREEN PINE Crescent

Listing ID: 40556279

\$955,900

4 Bedrooms, 4 Bathrooms, 2614

Single Family

17 GREEN PINE Crescent, Wasaga Beach,
Ontario, L9Z1P4

Wonderful opportunity to own this gorgeous all-brick home (with in-law apartment in finished basement) located in established area – known as Trillium Forest - of beautiful, well-kept homes in the West End of Wasaga Beach. This ideal spot is within walking distance to an elementary school and also within a short bicycle ride to the sandy shores of Georgian Bay. Built in 2005, this one-of-a-kind home is super bright (thanks to so many large windows) and offers a very functional open-concept main-floor living-area design with pot lights galore. You'll love the spacious living room (with gas fireplace) overlooking the beautifully treed, very private, and fenced oversized (nearly 70' wide) rear yard; the nearby eating area (with sliding glass doors to awning covered deck); the large kitchen with upgraded stainless-steel appliances and long breakfast bar; and the 3 main-level bedrooms (large & private primary bedroom with vaulted ceilings, updated ensuite bathroom & walk-in closet). This nicely finished basement is very bright and offers a self-contained in-law suite (with its own entrance) & open concept living area, kitchen, 3pc. bath. Other exciting features include a covered front porch, large 3-car garage (with hot/cold water, gas line & 240

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AMP hook ups), triple-wide concrete driveway, beautiful landscaping with mature trees, in-ground lawn sprinklers, awning-covered sundeck, and the list goes on.

Upgrades include fresh paint & new front door (2023); main-floor windows (2021); new garage doors (2019); primary bathroom renovation (2017); shingles (2016); some newer appliances & wood flooring, and so much more to see and appreciate. House has low-maintenance wood & tiled flooring throughout (excepted for carpeted bedroom in basement); is heated by economical natural gas heating; has 2 gas fireplaces; central air, central vacuum, water softener, storage shed, large concrete patio etc.

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