

# \$1,165,000 - 44 STROUD Crescent

---

## Listing ID: 40557330

**\$1,165,000**

2 Bedrooms, 3 Bathrooms, 2019

Single Family

44 STROUD Crescent, Wasaga Beach,  
Ontario, L9Z2T5

Welcome to your dream retreat! This gorgeous property features 100ft of serene riverfront and a brand-new 23x29ft 3-car garage with steel roof. Inside, the heart of the home awaits in the modern kitchen boasting quartz counters, a gas cooktop, and a porcelain tile backsplash, creating a culinary haven for aspiring chefs. Adjacent to the kitchen, you'll find both the powder room and the laundry room, offering convenience and functionality for daily living. Distressed knotty pine flooring adds rustic charm, while New windows (2023), PEX plumbing, and steel roof(2023) on the house ensure durability and style. The spacious living room, with a cozy gas fireplace, seamlessly flows into the dining room, creating one expansive and inviting space for relaxation and entertaining. The primary bedroom upstairs boasts a large walk-in closet leading to a beautiful and new 5-piece ensuite. The lower level features vinyl plank flooring, providing durability and easy maintenance, in addition to a second bedroom and bathroom, offering flexibility and comfort for guests or family members. Step outside onto the deck to enjoy the breathtaking views and tranquility of the riverfront setting. Relax and unwind in the 6 person hot tub, perfect for soaking

# \$1,165,000 - 44 STROUD Crescent

---

away the stresses of the day while enjoying the scenic surroundings and fresh air. Don't forget to bring your fishing rod and enjoy fishing off the dock on the beautiful river! Garage is on an engineered concrete slab with R20 garage doors. (id:50245)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 04/05/2024 02:22:12 PM

Listing Office: Royal LePage Locations North (Wasaga Beach) Brokerage