

# **\$799,000 - 39 SUNNIDALE RIVER Road**

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## **Listing ID: 40557378**

**\$799,000**

3 Bedrooms, 1 Bathrooms, 758

Single Family

39 SUNNIDALE RIVER Road, Wasaga  
Beach, Ontario, L9Z2S4

Experience life by the river in this wonderful riverfront location. Picture the cottage lifestyle merged seamlessly with modern conveniences, including municipal services and proximity to amenities like shopping and dining, all within the embrace of your own riverfront oasis. This four-season, year-round dwelling boasts a cozy ambiance with a forced air natural gas furnace, three inviting bedrooms, and a delightful sunroom that, although technically 3 seasons, beckons the family throughout the year. Whether basking in winter's warmth or enjoying the cool respite of summer with drawn blinds, this sunlit sanctuary promises comfort in every season and adds an additional 265 ft to the living space. Nestled on an expansive lot, this property features two storage sheds to house all your recreational gear, an outdoor shower for refreshing moments, and a charming bunky adorned with pine accents and built-in bunk beds, accommodating up to four guests comfortably. Tiered access to the riverfront, complete with your private dock, offers multiple vantage points to soak in the mesmerizing vistas along the Nottawasaga River. Bring your watercraft - be it boats, paddleboards, canoes, or kayaks - and indulge in aquatic adventures, with

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direct access out to Georgian Bay. Embrace leisurely pursuits like bocce or horseshoes, or gather around the fire pit for tranquil evenings under the stars. Enhancing the landscape, a three-zone inground sprinkler system with soaker hoses ensures lush greenery throughout, including majestic maple trees, fragrant lilacs, resilient perennials, and privacy-enhancing cedar hedges. Perched strategically on the bow of the river, this property offers unparalleled views in both directions, capturing the essence of tranquil riverside living at its finest. (id:50245)

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Listing Office:Royal LePage Locations North (Collingwood), Brokerage