

\$299,900 - 6 GEORGIAN GLEN Drive

Listing ID: 40565452

\$299,900

2 Bedrooms, 1 Bathrooms, 880

Single Family

6 GEORGIAN GLEN Drive, Wasaga
Beach, Ontario, L9Z1K6

IMPROVED PRICE! Welcome to the family friendly community of Georgian Glen Estates in Wasaga Beach. You are going to be impressed with this renovated 2 bedroom, 1 bathroom home plus office. Pull into your chic new carport helping shield your car from nature's elements. Step into the house through the mudroom and enter into the brand new open concept bright white kitchen. Down the hall sits the primary bedroom offering direct access to the 4 piece bathroom. Adjacent to the bathroom is the second bedroom, a separate laundry room plus a bonus room that would make a perfect home office. This home is situated in a convenient location walking distance to Walmart, shopping, restaurants and the world's longest fresh water beach! Recent renovations (2023) include: New cement carport pad, home insulation and vinyl board & batten siding with faux rock siding, new storm door, new kitchen cabinets, countertop, fixtures and fridge, new flooring, new bathroom vanity, door frames have been widened, new baseboards and freshly painted throughout. For a small annual fee, residents of Georgian Glen Estates have access to the recreational facilities of Wasaga Country Life Resort including: three heated pools, an indoor

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pool, mini golf and games room to name a few. NEW LOWER RENT FEES INC:
Base Rent \$765, Est Taxes (Site) \$22.45,
Est Taxes (Home) \$26.74 = \$814.19
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