

\$569,500 - 29 NEW YORK Avenue

Listing ID: 40569308

\$569,500

2 Bedrooms, 2 Bathrooms, 1248

Single Family

29 NEW YORK Avenue, Wasaga Beach,
Ontario, L9Z3A8

Beautiful, well-kept and wonderfully laid out true- Bungalow (zero steps into/inside) located in a popular Adult (age 55+) Land Lease Community in a very quiet & tranquil area of Wasaga Beach. This 10-year-old, 1,250 sq. ft. 'Moonstone A' Model has 2 bedrooms/2 bathrooms; is clean, clean, clean and shows like a dream. You will love the open concept principal living areas (kitchen, dining area & living room); the vaulted ceilings; the extensive use of elegant crown moulding; the big, bright windows (with custom-made Hunter Douglas Blinds); the upgraded kitchen (with centre island/breakfast bar & 4 stain-less steel appliances); the low maintenance flooring [nice mixture of hand-scraped engineered laminate (living/dining/kitchen), vinyl plank (bedrooms) and vinyl flooring (both bathrooms, laundry & entrance). You'll also appreciate the covered front entrance/porch; the 10' x 29' rear deck (composite) with 10' x 10 metal gazebo; the 12' x 23' (extra deep) garage (with built-in work bench & hard wiring for portable generator) and the double-wide, paved driveway. House also features economical forced-air gas furnace, central air-conditioning, water softener and a 4'5" crawl space (with cement floor). Located in

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the 6th & Final Phase – known as Founder’s Village – within Park Place (one of Wasaga Beach's Premier Adult Land-Lease Communities). This gorgeous Community is part of 115 acres of forest & fields, water & wilderness in Wasaga Beach. Numerous amenities on-site include an 12,000 sq. ft. Recreation Complex, Indoor Saltwater Pool, Games Rooms, Wood-Working Shop & more. This neighbourhood is private yet still ideally located within minutes from the beach, shopping, Marlwood Golf Course, Trail System & other Amenities. Monthly Fees to New Owner are as follows: Land Lease (\$638.98) + Property Tax Site (\$55.29) + Property Tax Structure (\$126.38) = \$820.65/ month (id:50245)

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