

\$1,285,000 - 645 RIVER Road E

Listing ID: 40574973

\$1,285,000

4 Bedrooms, 3 Bathrooms, 3640

Single Family

645 RIVER Road E, Wasaga Beach,
Ontario, L9Z2M3

OPEN HOUSE SUNDAY MAY 19, FROM
1:00 PM- 3:00 PM. FIVE MINUTE WALK
to the Sparkling Blue Waters of
GEORGIAN BAY! New Wasaga Beach! ~
Spectacular Sunsets, Warm Shallow Water~
Fabulous Swimming for Magical Family
Beach Days, Long Walks and Reading your
Favourite Book with Stunning Views! This
Sophisticated Custom Brick Home is
Nestled on Over a 1/2 Acre Lot! Stunning
Curb Appeal with Ultimate Privacy~
Picturesque Backdrop to Ravine Lot
Backing to Forest (Environmentally
Protected Land). Welcome to Luxury
Living~ 4 Bed/3 Bath Home (3640 Finished
sf) Offers Exquisite Design Enhancements
and Upgrades Throughout *Open Concept
Main Level with Walk Out to Expansive
Entertaining Deck *Custom
Kitchen/Stainless Steel Appliances & Island
*Spacious Dining Area *Hardwood Floors
*Vaulted Ceiling *Natural Gas Fireplace
*Main Floor Laundry Room *Primary
Bedroom with 4 Pc Ensuite and Walk Out to
Deck *Spacious Main Level Bedroom
(Office) *Main Floor 4 Pc Bath *Inviting
West Facing Covered Porch *Tiered
Backyard Deck with Above Ground Salt
Water Pool *Firepits~ Front and Back Yard
*Lower Level~ Heated Floors * 2

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Additional Bedrooms *Massive Recreation Room *4 Pc Bath *2 Walk Outs From Lower Level~ Potential In- Law Suite *20.3 x 23.8 sf Oversized Double Garage with Inside Entrance to Lower Level. This Home is Beautifully Maintained Inside and Out~ Perfect Family Home, Weekend Retreat or Generational Living! An Amazing Place to Call Home in a Park Like Setting with Mature Trees and Lovely Gardens. Additional Enhancements ~ *Roof 2017 *High Efficiency Furnace 2021 *2 Tonne A/C 2022 *New Asphalt Driveway 2023 *200 Amp Electrical Panel *Space to Add Workshop. Embrace all that Southern Georgian Bay and Wasaga Beach has to Offer *World's Longest Fresh Water Beach *New Arena/ Library/ Recreation Facility *Shopping *Dining *Festivals and Music Events *Cross Country Skiing *ATV and Snowmobile Trails *Hiking and Biking ~ Live your Best Life on the Shores of Georgian Bay! VIRTUAL TOUR! (id:50245)

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