

\$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

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 Additional Bedrooms *Massive Recreation Room *4 Pc Bath *2 Walk Outs

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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! View the Virtual Tour and
Book you Showing Today! (id:50245)

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