

\$549,000 - 132 GREENWAY Drive

Listing ID: 40582064

\$549,000

2 Bedrooms, 2 Bathrooms, 1200

Single Family

132 GREENWAY Drive, Wasaga Beach,
Ontario, L9Z0E6

Welcome to Country Meadows - a 55+ retirement community featuring its very own 9-hole golf course, an in-ground heated pool in the summer and a full Clubhouse for year-round recreation and activities. This very desirable 2 bed, 2 bath end-unit is designed for mature people. Built all on one level from the front door all the way to the large back deck, it features a covered front porch and an attached garage with inside entry. The open concept main room is large and airy and flooded with light from the garden doors opening out onto your private deck. The kitchen has tons of storage and includes a large island with drawers. The dining /living room has a lovely vaulted ceiling. Solar tubes in the entry hall and kitchen bring in even more natural light. The primary suite includes the bedroom, a 4pc ensuite, a regular closet PLUS a large walk-in closet. The second bedroom, with closet, is conveniently located right across the hall from the 2nd bathroom (with a walk-in shower). Because it's an end unit, the bedrooms have extra windows! The laundry area features a stacking washer/dryer unit as well as counter space and closed storage. Other features in this unit: beautiful and durable laminate flooring throughout, crown moulding, central vac (including a kitchen

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kick-plate inlet), pantry closet, gas fireplace in the living room, alarm system, gas bbq, water softener. Local amenities and shopping are close by and include lovely walking trails and the world's longest freshwater beach! Land Lease details are as follows: Land Lease Cost \$768.47 - Taxes for the LOT- \$37.14 - Taxes for the STRUCTURE \$131.38. The total monthly cost for the new owner/tenant is \$936.99 Fees for recreational facilities are included. (water/sewer are billed quarterly). (id:50245)

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