

# **\$839,900 - 26 SILVER BIRCH Avenue**

---

## **Listing ID: 40583689**

**\$839,900**

5 Bedrooms, 3 Bathrooms, 2535

Single Family

26 SILVER BIRCH Avenue, Wasaga  
Beach, Ontario, L9Z1M2

Welcome Home to 26 Silver Birch!

Detached home with great in-law potential!

This is the perfect home for families or people looking to downsize. This detached home features 5 bedrooms and 3 bathrooms with great in-law capability. When you enter the home you walk up the stairs to a beautifully renovated kitchen with large island, quartz countertops, stainless steel appliances and plenty of cupboard space. Spacious main floor living with open concept living room / dining room perfect for entertaining. The main floor has laminate flooring, pot lights and elegant light fixtures through out. Walk down the hallway to the large primary bedroom with walk in closet and 3 piece ensuite. This home is complete with a finished basement that has high ceilings, two bedrooms, family room, second kitchen for in-law capability and plenty of storage. Find delight in the private backyard with mature trees, deck and gas BBQ hookup to enjoy during the summer months. The yard has an in-ground sprinkler system in the front and along the sides. Situated in a family friendly neighbourhood conveniently located close to amenities, parks and schools. 20 minutes to Collingwood & 30 minutes to Barrie. AC (2 YEARS OLD), FURNACE (5 YEARS

# \$839,900 - 26 SILVER BIRCH Avenue

---

OLD), WINDOWS (3 YEARS OLD),  
ROOF (7 YEARS OLD) (id:50245)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 07/05/2024 04:01:03 PM

Listing Office:RE/MAX By the Bay Brokerage (Unit B)