

\$720,000 - 9 GEORGE Avenue

Listing ID: 40593130

\$720,000

2 Bedrooms, 2 Bathrooms, 1190

Single Family

9 GEORGE Avenue, Wasaga Beach,
Ontario, L9Z2X9

This home is situated on a generous 46 x 205 ft lot and is within walking distance to the shores of Georgian Bay. This ideal location is also a 5-minute drive from essential shopping, including Real Canadian Superstore, Shoppers Drug Mart, Canadian Tire, Home Hardware, Starbucks, and more. The main floor features maple hardwood flooring throughout the bedrooms and main living areas, and includes two spacious bedrooms and two full bathrooms. The kitchen, dinette, bathrooms, and front foyer have large 18 x 18 tile flooring. Bathrooms feature showers finished with 12 x 24 tiles. The dinette has a sliding glass door that opens to a generous 12.5' x 12.5' deck with a gas BBQ hookup. The large backyard includes a full privacy fence and two 8' x 12' sheds, offering plenty of storage options. The kitchen is equipped with a dishwasher, refrigerator, range hood, and new 2024 stainless steel stove. Inside access to the garage, complete with a garage door opener and electric heater, adds convenience to this home. The semi-finished basement is fully framed with roughed-in electrical, offering the potential to expand your living space. The basement layout includes a full bathroom (roughed-in), two bedrooms with large windows, a spacious rec room,

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laundry/utility room, and under-stairs storage. This home is truly a great opportunity to own a beautiful property in a thriving community. You are a 10-minute drive from the historic Downtown Collingwood, known for its vibrant arts scene, unique shops, fine dining, harbour, beautiful parks, and rich cultural heritage. You are also a short 20-minute drive o the Blue Mountains which is a top destination for skiing, snowboarding, and year-round outdoor activities. Enjoy the thrill of the slopes in winter and hiking trails, golf courses, and scenic views during warmer months. (id:50245)

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Listing Office:RE/MAX By The Bay Brokerage