

\$1,199,000 - 80 CONSTANCE Boulevard

Listing ID: 40598188

\$1,199,000

3 Bedrooms, 2 Bathrooms, 870

Single Family

80 CONSTANCE Boulevard, Wasaga
Beach, Ontario, L9Z2Y3

WATERFRONT OASIS! Desirable Georgian Bay Waterfront. 90' of shoreline, in the west end of Wasaga Beach, 8 minutes to Collingwood. Enjoy unobstructed vistas and a panoramic waterfront views on this unique reverse pie-shaped lot with privacy, and long laneway with lots of parking. Four-Season cottage/home with a detached shed, covered front porch and waterside deck with a panoramic view. Walls and attic are insulated, 3 bedrooms, kitchen, 2 bathrooms, and large open concept main room with refinished hardwood floors. Freshly painted in 2022, a few new windows 2022, board and batten siding, open concept kitchen with a breakfast bar. Large storage shed with electricity that could be converted to a sleeping cabin, workshop or great for storage. The property has a topographical survey 2021, Municipal Water and Sewer. Steel gate on entrance to the driveway, prime waterfront location. Breathtaking views of Georgian Bay. The Property Is Located Within The Residential Type 1 Floodplain Holding Provision (R1F-H) Zone. The F Symbolizes Floodplain, And The H Symbolizes A Holding Provision. The lot is appropriate for future development of your dream home. A fabulous place to enjoy or build new in the

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Listing Office: Century 21 Millennium Inc., Brokerage (Collingwood)