

\$1,550,000 - 70 WASAGA SANDS Drive

Listing ID: 40605724

\$1,550,000

4 Bedrooms, 3 Bathrooms, 4063

Single Family

70 WASAGA SANDS Drive, Wasaga
Beach, Ontario, L9Z1J4

Nestled w/in the serene surroundings of Wasaga Sands, this custom-built home is located on an estate lot w/ a backdrop of lush mature trees+ private residences. This property offers a calm retreat ideal for families/retirees. Crafted w/ a post + beam design, the interior offers timeless charm + modern rusticity w/ vaulted ceilings adorned w/classic chandeliers. A focal point of the home, the floor-to-ceiling stone fireplace anchors the family room and kitchen area, making the space warm and inviting. Hardwood flooring throughout, is complemented by a shiplap accent wall in the family room. The kitchen is perfect for entertaining, featuring a pristine white aesthetic, quartz countertops, a custom backsplash + a generous 9-foot island. Connecting seamlessly to the kitchen, a stunning 3-season room that offers a fully finished retreat, perfect for enjoying the outdoors. Wide hallways lead to a built-in office space/main-floor laundry. The primary bedrm offers a walk-in clst, 4-piece ensuite w/ walk-in shower w/ black-framed glass, floating soaker tub adorned with a chandelier, and quartz countertops. The second 4-piece bathroom offers a spa like shower with multiple heads/steam shower. As you make your way to the loft, timber

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frame ceilings create a cozy second living area, accompanied by 2 bedrms w/vaulted ceilings, custom features + 4-piece bathroom. The lower level is an entertainment haven, w/custom dry bar/ping pong/poker tables/great space for movies. Sports enthusiasts will appreciate the hockey shooting room, while fitness enthusiasts can utilize the workout room. Add. unfinished space leaves room to convert into 2 additional bedrms/a wine cellar. Stepping outside, the deck provides amazing room for outdoor dining + leads to a hot tub. Adjacent, a timber frame gazebo w/ interlock stone patio, surround sound system, custom lighting + a fire pit sets the stage for memorable gatherings. Dbl-car garage- drywalled/ insulated, inside entry, parking for 4-6 cars. (id:50245)

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