

# \$759,900 - 3212 GOLDSTEIN Road

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## Listing ID: 40606686

**\$759,900**

5 Bedrooms, 2 Bathrooms, 1948

Single Family

3212 GOLDSTEIN Road, Washago,  
Ontario, L0K2B0

Nestled In The Serene, Rural Community Of Washago, This Raised Bungalow Has Been Extensively Renovated Over The Past 2 Years & Offers A Harmonious Blend Of Country Living & Modern Style. Built New In 2008 & Boasting 5 Bedrooms & 2 Full, Well-Appointed Bathrooms, This Home Is Designed To Meet The Needs Of A Discerning Family. Featuring A Meticulously Landscaped Front Yard Adorned With Vibrant Perennials, A Stone Walkway With Adjoining River Stone Path To The Backyard & A Charming Front Porch That Creates A Picturesque Setting. A Newly Paved Driveway (June 2024) & Exterior Pot Lights Enhance Curb Appeal & Peace Of Mind. This Is The Ideal Setup For Extended Family Or Those Looking For Potential Rental Income, With A Basement In-Law Suite That Provides Comfortable, Semi-Independent Living. The Fully Fenced Backyard Allows For Privacy & Security While Offering Ample Space For Outdoor Activities & Entertainment. Additionally, This Peaceful Waterfront Community Offers Deeded Access To Lake Couchiching At The End Of The Road, Or One Can Opt To Continue Membership Within The Bramshott Property Owners' Association (Approx: \$50/Year) Which

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Provides Access To A Private Beach & Park On Nearby Grayshott Drive. Updates Include: New Gas Furnace (2023), New Insulated Automatic Garage Door (2024), Fully Fenced Backyard (2024), New Front Door & Window System (July 2024), Vinyl Plank & Laminate Flooring (2022), Freshly Painted Throughout (2022), Updated Kitchen With Waterfall Quartz Countertops, Herringbone Tile Backsplash, & Newer S/S Appliances, Renovated Upstairs Bathroom w New Vanity, Toilet, Shower Door & Matte Black Hardware (June 2024), New A/C (2016), Full Laundry Room w Quartz Countertops & Storage Cupboards (2022), Basement Galley Kitchenette w Quartz Countertops (2022) & Stone Veneer Floor To Ceiling Fireplace w Electric Insert In Basement (2022). This Is The Epitome Of Move-In Ready With A Quick Closing Available. (id:50245)

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Last Modified: 02/07/2024 04:52:36 PM

Listing Office: Century 21 B.J. Roth Realty Ltd., Brokerage, Orillia - Unit B