

\$947,500 - 3 KELLEY Crescent

Listing ID: 40610968

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4 Bedrooms, 3 Bathrooms, 3077

Single Family

3 KELLEY Crescent, Wasaga Beach,
Ontario, L9Z1J4

Wonderful Opportunity to be only the 2nd Owners of this Beautiful, All-Brick, Custom-Built Home in the prestigious Wasaga Sands/Twin Creeks Subdivision. Known as a quiet area of beautiful homes on large, well-kept lots with mature trees, this location is surely NOT to disappoint – pride of Ownership exudes throughout the neighbourhood. Backing onto dedicated Parkland ensures no rear-yard neighbours, & you'll absolutely fall in love with the privacy afforded on this mature-treed lot (measuring approximately 102' x 172'. This almost 1,700 sq. ft. Ranch-Style Bungalow has no stairs inside (except to the basement) with all the main-floor living features you could want for your enjoyment. Features include large living/dining room area at the front of the house; an equally large family room (with gas fireplace & walk-out to deck) that is open concept with the oak kitchen & adjoining breakfast nook – all overlooking the gloriously-private rear yard; 3 generously-sized bedrooms (or 2 + den/office); 2 full bathrooms and a laundry room (with entrance to the large, 23' x 23' double garage). This house also has a mostly finished (only a couple of storage areas and a workshop that are unfinished) basement. Rooms in this lovely area of the

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house include a Family/ Recreation Room (with gas fireplace/stove) that is open to the Games Room – all finished in a beautiful, warm, & cozy tongue & groove pine; a 4th bedroom, a 3rd full bathroom and lots of room for storage too. Upgrades include: a brand-new Central Air-Conditioner (2024); Gas Furnace (2017); 2 Gas Fireplaces; Shingles (2015); low-maintenance vinyl windows; double wide, paved drive. Neighbourhood amenities include walking trails, tennis & pickle-ball courts, baseball diamond, jogging track, toboggan hill, and playground areas. This home is located within a short drive (or bicycle ride) to the beautiful sandy shores of the longest freshwater beach (Wasaga Beach) along the shores of stunning Georgian Bay. (id:50245)

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