

# \$799,000 - 738 RIVER Road E

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## Listing ID: 40611196

**\$799,000**

5 Bedrooms, 3 Bathrooms, 2245

Single Family

738 RIVER Road E, Wasaga Beach,  
Ontario, L9Z2M3

Welcome to your future oasis just steps to Allenwood Beach. This exceptional property offers a perfect blend of tranquility and potential, perfect for both a permanent residence or a seasonal cottage retreat. The home features 2 separate entrances - ideal for in a law suite possibility. It is also situated on a double wide lot (122 ft) with severance potential (buyer to verify). Town water and sewer and Nat. Gas on the Road. The main floor features hardwood floors, a wood burning brick fireplace, a spacious family room/dining room with beach views, cozy kitchen, 3 bedrooms and a full bath. Downstairs you will find two large bedrooms, full bath & utility room. This property presents a rare opportunity to own a slice of paradise just steps to the shores of Georgian Bay. Imagine waking up to the sound of waves and enjoying panoramic sunsets every evening. Whether you envision a sleek modern redesign or a cozy cottage atmosphere, this year round residence is ready to fulfill your vision.

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Listing Office:Royal LePage Locations North (Collingwood Unit B) Brokerage