

\$609,500 - 26 PENNSYLVANIA Avenue

Listing ID: 40613772

\$609,500

2 Bedrooms, 2 Bathrooms, 1520

Single Family

26 PENNSYLVANIA Avenue, Wasaga
Beach, Ontario, L9Z3A8

Amazing opportunity to own this fully-detached home in Park Place – of one of Wasaga Beach's Premier Adult Land-Lease Communities in beautiful Wasaga Beach. This beautifully maintained 2 bedroom/2-bathroom home (Glencrest 'A' Model) is one of the largest units built (@ 1,520 sq. ft. including the 12' x 15' Sunroom/Family Room) & has a large (20' x 21') two-car garage with inside entrance to the large foyer. You will love the open-concept design of this home that features a large, bright Family Room/Sunroom with patio doors to a private deck (with a glimpse of the pond) and a large separate living/dining room too. You'll also love the fact that most of the flooring throughout is low-maintenance laminate flooring. Gorgeous Custom Kitchen (Birch Cabinetry) includes 4 stainless-steel appliances, crown molding, valance lighting, ceramic back-splash & breakfast bar. Upgrades include Gas Furnace & Central A/C (2021), Shingles (2020), Top Quality Laminate Flooring (2019), Custom Kitchen, \$20,000 Safe-Step, Walk-in Hydrotherapy Bathtub, and more. Outdoor amenities include double-wide paved drive, 20' long covered front porch/veranda, 12' x 21' sundeck & a 10' x 10' shed (on

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concrete pad) with power. Park Place is a Gated Adult (age 55+) Community on 115 acres of forest & fields, water & wilderness in Wasaga Beach. Numerous amenities on-site include an 12,000 sq. ft. Recreation Complex, Indoor Saltwater Pool, Games Rooms, Library, Gym, Wood-Working Shop & more. This Gated Community is private yet is still ideally located within minutes from the beach, shopping, Marlwood Golf Course, Trail System & other Amenities. Monthly Fees to New Owner are as follows: Land Lease (\$800.00) + Property Tax Site (\$35.81) + Property Tax Structure (\$151.00) = \$986.81/month (id:50245)

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