

\$649,000 - 34 NANCY Street

Listing ID: 40613976

\$649,000

3 Bedrooms, 2 Bathrooms, 734

Single Family

34 NANCY Street, Wasaga Beach, Ontario,
L9Z2K5

Location. Location. Location! Looking for a cottage to spend your summers or your first starter home? This oversized lot with a 3-bedroom home is perfectly situated just far enough from the downtown core to provide tranquility, yet close enough to enjoy the vibrant nightlife of Wasaga Beach summers. A quick stroll to the main beach area 1 allows you to savor stunning sunsets and create family memories for decades to come. The property offers numerous possibilities and is an opportunity not to be missed. The home features a spacious eat-in kitchen with granite countertops and an updated sink and faucet. It includes a dining room, living room with a new gas fireplace, two window A/C units, three bedrooms, one bath, and newly installed 6mm waterproof vinyl plank flooring throughout. The home is freshly painted and equipped with newly installed pot lights, alongside \$25,000 in recent upgrades. An extra 2-piece bathroom is conveniently located at the rear entrance. The huge, fully fenced yard is perfect for entertaining, with exterior lighting and ample space for storing beach gear and toys in the four sheds (with hydro) at the back of the yard. Enjoy your morning coffee on the front or back decks while taking in the serene views. Whether as a full-time

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residence or a weekend retreat, this property offers peace and relaxation, with no rear neighbors as it backs onto a municipal treed area. The prime location allows you to enjoy the Wasaga Beach lifestyle, with main beaches, shopping, and restaurants in the Stonebridge plaza just minutes away.
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