

\$999,900 - 34 NANCY Street

Listing ID: 40614230

\$999,900

3 Bedrooms, 2 Bathrooms, 734

Single Family

34 NANCY Street, Wasaga Beach, Ontario,
L9Z2K5

Cottage and Vacant Land Opportunity:

Location, Location, Location! Looking for a perfect cottage to spend your summers or a starter home? This property offers both an oversized lot with a charming 3-bedroom home and a beautiful vacant lot, making it a unique opportunity. Located just far enough from the downtown core to provide tranquility, yet close enough to enjoy the vibrant nightlife of Wasaga Beach summers, this home is ideally situated. A quick stroll to the main beach area 1 allows you to savor stunning sunsets and create family memories for decades to come. The home features a spacious eat-in kitchen with granite countertops and an updated sink and faucet. It includes a dining room, a 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. Freshly painted and equipped with new pot lights, the home boasts \$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

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taking in the serene views. Whether as a full-time 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. Don't miss this opportunity to create your perfect home and enjoy the best of cottage living in Wasaga Beach!
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Listing Office: Royal LePage Real Estate Services Ltd. (Unit A), Brokerage