

\$1,199,000 - 645 RIVER Road E

Listing ID: 40618366

\$1,199,000

4 Bedrooms, 3 Bathrooms, 3640

Single Family

645 RIVER Road E, Wasaga Beach,
Ontario, L9Z2M3

Just a FIVE MINUTE WALK to the Sparkling Blue Waters of GEORGIAN BAY! Discover the charm of New Wasaga Beach with spectacular sunsets, warm shallow waters, and fabulous swimming—perfect for magical family beach days and long walks amidst stunning views. Welcome to this sophisticated custom brick home, nestled on over a 1/2 acre lot~stunning curb appeal and ultimate privacy, with a picturesque backdrop of a ravine lot backing onto environmentally protected forest land. Experience luxury living in this 4-bedroom, 3-bath home (3640 finished sq ft) exquisite design enhancements and upgrades throughout. Main Level Highlights: *Open-concept design with a walkout to an expansive entertaining deck *Custom kitchen with stainless steel appliances and island *Spacious dining area *Hardwood floors *Vaulted ceiling *Natural gas fireplace *Main floor laundry room *Primary bedroom with 4-piece ensuite and walkout to deck *Additional spacious main level bedroom (or office) *Inviting west-facing covered porch *Tiered backyard deck with above-ground saltwater pool *Firepits in both front and back yards Lower Level Highlights: *Heated floors *Two additional bedrooms *Massive

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recreation room *4-piece bath *Two walkouts, offering potential for an in-law suite *Oversized double garage (20.3 x 23.8 sq ft) inside entrance~ lower level This home is beautifully maintained inside and out, making it perfect as a family home, weekend retreat, or for generational living. Enjoy a park-like setting with mature trees and lovely gardens. Additional Enhancements: *New roof (2017) *High-efficiency furnace (2021) *2-tonne A/C (2022) *New asphalt driveway (2023) *200 amp electrical panel *Space to add a workshop *Embrace all that Southern Georgian Bay and Wasaga Beach have to offer, including the world's longest freshwater beach, festivals, ATV trails, Ski Trails, Hiking and Biking, New Library and Recreation Facility ~ Twin Pad Rinks and YMCA. (id:50245)

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