

# \$924,000 - 47 FREDERICK Drive

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## Listing ID: 40619005

**\$924,000**

4 Bedrooms, 3 Bathrooms, 3073

Single Family

47 FREDERICK Drive, Wasaga Beach,  
Ontario, L9Z1P9

This One Checks all of the Boxes!! FIVE MINUTE DRIVE (20 Minute Walk) to the Sparkling Blue Waters of GEORGIAN BAY! ~Spectacular Sunsets, Warm Shallow Water ~Fabulous Swimming for Magical Family Beach Days, Long Walks, and Stunning Beach Views. Don't Miss This Beautifully Updated all Brick Bungalow with Oversized Double Car Garage (30 x 20) with Inside Entry to Lower Level. Embrace a Fabulous Lifestyle in Wasaga's Coveted West End. Spacious 4 Bed/3 Full Bath Bungalow (3073 Finished sq. ft.) with In-Law Potential ~Perfect for Generational Living!!~featuring 2 Separate Entrances to the Lower Level. Majestic and Mature Trees Adorn the 85' x 190' Lot~ Backing onto Park Space for Added Privacy. Numerous and Recent Property Enhancements Include: \*Luxury Vinyl Plank Flooring/ Main Floor~ 2024 \*Interior Doors, Baseboards and Trim Throughout \*Designer Light Fixtures \*Freshly Painted~ Neutral Colour Palette \*Upstairs Washrooms (2024) \*Garage Door and Remote Door Opener~ Drive Way Sealed 2024 \*Freshly Painted Covered Front Porch with New Chic Exterior Lighting \*Lower Level Kitchen (2023) \*Furnace Motor (2024). Imagine Summer Evenings in your Backyard Oasis on the

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Spacious (20 X 10) Deck, Fire Pit, Steel Garden Shed and BBQ Gas Hook Up. Ideally Located~ Minutes to Beach 5 and 6, YMCA, RECPLEX, and Shopping. Embrace all that Southern Georgian Bay and Wasaga Beach has to Offer \*World's Longest Fresh Water Beach \*New Arena/ Library/ Recreation Facility \*Dining \*Festivals and Music Events \*Cycling \*Cross Country Skiing \*ATV and Snowmobile Trails \*Hiking and Biking ~ Live your Best Life on the Shores of Georgian Bay! Easy Commute to Collingwood, Angus, Barrie and Alliston Book your Tour Today! (id:50245)

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Listing Office:RE/MAX Four Seasons Realty Limited, Brokerage