

**Property Features of  
29 Riverdale Drive, Wasaga Beach**

**Exterior**

- Raised bungalow
- Private backyard surrounded by trees
- Back deck repainted
- 2 car garage
- Private double wide driveway
- Lot size: 57ft x 110ft

**Interior**

- 3625sqft
- 4 bedrooms
- 3 bathrooms
- Fully updated
- Main level has 9ft ceilings
- Finished lower level
- Living room
- Den space
- Open plan kitchen/dining area
- Laundry room/pantry
- Porcelain tile in bathrooms and entrance
- New light fixtures
- Luxury laminate floors throughout main level

**Kitchen/dining**

- Farmhouse kitchen sink
- Quartz countertop
- Soft close hinges
- Roll out pantry
- Open plan
- All new appliances (2020)
- Dining space with access to the back deck

**Living Room**

- Vaulted ceilings
- Gas fireplace with shiplap surround
- Bay windows

**Den**

- Cozy space above the garage
- Gas fireplace

**Main Bath - 4pc**

- Freestanding tub
- Walk in shower with rain head
- Quartz countertops

**Primary Suite**

- Spacious walk in closet
- 4pc ensuite with attractive tile



\*\* The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

**Lower level**

- Large rec room
- 2 bedrooms, one with a walk in closet
- Big windows
- 3pc bathroom
- Utility room

**Utilities**

- Gas approx \$1000 per year
- Hydro approx cost \$1200 per year

**Other property info**

- Taxes: \$3306 (2020)
- Hot water on demand tank
- Forced air gas - new furnace (2019)
- Air conditioning

**Inclusions**

- Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings

**Exclusions**

- Fridge and freezer in lower level

**Area**

- Close to the areas beach attractions, shopping, restaurants and Nottawasaga river
- Short drive to Blue Mountain and Collingwood
- Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Library, Major Highway, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Schools, Shopping Nearby, Skiing, Trails



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