

62 WHITE SANDS Way, Wasaga Beach, Ontario L9Z 0C9

Client Full
Active / Residential

62 WHITE SANDS Wy Wasaga Beach
Pending Board Approval

MLS® #: 40120235
Price: \$799,000



Simcoe County/Wasaga Beach/WB01 - Wasaga Beach 2 Storey/House

	Beds	Baths	Kitch
Lower	1	1	1
Main	2	2	1
Second	2	1	

Beds: 5 (4 + 1)
Baths: 4 (4 + 0)
SF Total: 3,240/Plans
SF Range: 2001 to 3000
Abv Grade Fin SF: 2,041.00/Plans
Blw Grade SF: 1,199.00/Plans
Common Interest: Freehold/None
Tax Amt/Yr: \$3,600/2020

Remarks/Directions

Public Rmks: Executive home on a premium lot, backing onto the Provincial Parkland with access to walking/cycling and snowmobile trails from the back yard. Take in the beautiful wooded view from your walk out patio or your upper private screened in deck and enjoy over 3,200 sq ft of luxury living including 5 bedrooms, 4 baths and a walkout lower level. The main level boasts a great room with floor to ceiling windows, gas fireplace, a spacious kitchen with granite counters, under counter lighting, upgraded lighting and an eat-in breakfast area that opens onto a screened in 3 season room and balcony, overlooking the woods. Natural light is abundant with its soaring cathedral ceilings. You'll also find a main floor laundry, guest bedroom, 4pc bath and spacious primary suite. The upper level features a living room and 2 bedrooms/office with a 4pc bathroom. This home features a professionally finished stunning lower-level with a rare walk-out, floor to ceiling windows, a kitchen with island, living area w/ fireplace, dining/eating area, 2nd primary ensuite and ample storage space. The lower level offers in-law suite potential. Outside the property backs onto forest with beautiful lush woodland views, access to trails from the backyard, automatic sprinkler system and a patio space, great for entertaining. Close to parks, public schools, Nottawasaga River, 14km of sandy beach and 15 minute drive to Collingwood. Over \$100,000 spent in upgrades! Covid 19 protocols in place.

Directions: Mosely street, cross bridge onto River Rd W, turn right onto Westbury Rd, turn onto White Sands Way.

Common Elements

Exterior

Exterior Feat: **Balcony, Deck(s), Landscaped, Lawn Sprinkler System, Patio(s), Privacy**
Construct. Material: **Vinyl Siding**
Shingles Replaced: Foundation: **Poured Concrete**
Year/Desc/Source: **//Other**
Garage & Parking: **Attached Garage, Private Drive Double Wide,**
Parking Spaces: **6**
Parking Level/Unit: **6**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone**
Water Source: **Municipal**
Lot Size Area/Units: /
Lot Front (Ft): **50.00**
Location: **Urban**
Area Influences: **Beach, Campground, Dog Park, Downtown, Golf, Greenbelt/Conservation, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Public Transit, Rec./Community Centre, River/Stream, Schools, Shopping Nearby, Skiing, Trails, Other**
View: **Forest, Trees/Woods**
Topography: **Level**

Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **Unknown**
Garage Spaces: **2.0**
Sewer: **Sewer (Municipal)**
Water Trmt: /
Acres Range: **< 0.5**
Acres Rent: /
Lot Depth (Ft): **124.00**
Lot Shape: **Rectangular**
Lot Irregularities: /
Land Lse Fee: /

Retire Com: /
Fronting On: /

Interior

Interior Feat: **In-law Capability, Other**
Security Feat: **Security System**
Basement: **Full Basement**
Basement Feat: **Walk-Out**
Laundry Feat: **Main Level**
Cooling: **Central Air**
Heating: **Forced Air, Gas**
Fireplace: **/Family Room, Living Room**
Under Contract: **Hot Water Heater**
Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**
Add Inclusions: **security monitoring system, automatic sprinkler system, exterior pot lights, Douglas hunter remote control blinds, water softener, 2nd fridge, California shutters.**

Basement Fin: **Fully Finished**
FP Stove Op: /
Contract Cost/Mo: /

Exclusions: **2 lights on main level**

Property Information

Common Elem Fee: **No**
Legal Desc: **LOT 33, PLAN 51M914, WASAGA BEACH.**
Zoning: **R1**
Assess Val/Year: **\$369,000/2021**
PIN: **589630583**
ROLL: **436401001114133**
Possession/Date: **Immediate/**

Local Improvements Fee:
Survey: **None/**
Hold Over Days:
Occupant Type: **Owner**
Deposit: **TBD**

Brokerage Information

List Date: **05/27/2021**
List Brokerage: **[Royal LePage Locations North \(Thornbury\), Brokerage](#)**
Source Board: **Southern Georgian Bay**

Prepared By: Giovanni Boni, Salesperson

Date Prepared: 05/27/2021

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bathroom	Main			3-Piece, Ensuite
Bathroom	Main			4-Piece
Bedroom	Main	10' 6" X 9' 11"	3.20 X 3.02	
Dining Room	Second	10' 6" X 8' 2"	3.20 X 2.49	
Kitchen	Main	12' 5" X 11' 1"	3.78 X 3.38	
Living Room	Main	11' 10" X 19' 3"	3.61 X 5.87	
Bedroom Primary	Main	13' 2" X 14' 3"	4.01 X 4.34	
Sunroom	Main	10' 11" X 11' 0"	3.33 X 3.35	
Bedroom	Second	10' 7" X 9' 5"	3.23 X 2.87	
Bedroom	Second	13' 8" X 8' 1"	4.17 X 2.46	
Bathroom	Second			4-Piece
Loft	Second	11' 10" X 15' 5"	3.61 X 4.70	
Bathroom	Lower			4-Piece
Bedroom	Lower	10' 0" X 16' 5"	3.05 X 5.00	
Dining Room	Lower	10' 11" X 12' 5"	3.33 X 3.78	
Kitchen	Lower	10' 6" X 12' 5"	3.20 X 3.78	
Desc: Kitchenette				
Recreation Room	Lower	14' 2" X 13' 11"	4.32 X 4.24	

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Click the LifeStyle Match button to prioritize which property features matter most to you.

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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Information Statement:

Date:

Level:

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