

29 RIVERDALE Drive, Wasaga Beach, Ontario L9Z 1E9

Client Full
Active / Residential

29 RIVERDALE Dr Wasaga Beach

MLS® #: 40115785
Price: **\$899,000**



Simcoe County/Wasaga Beach/WB01 - Wasaga Beach Bungalow Raised/House

	Beds	Baths	Kitch
Lower	2	1	
Main	2	2	1

Beds: **4 (2 + 2)**
Baths: **3 (3 + 0)**
SF Total: **3,625/Plans**
SF Range: **2001 to 3000**
Abv Grade Fin SF: **2,037.00/Plans**
Blw Grade SF: **1,588.00/Plans**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,306/2020**

Remarks/Directions

Public Rmks: Fully updated, raised bungalow in a desirable neighbourhood in Wasaga Beach, minutes from the beautiful Beach and Nottawasaga River! Featuring high quality finishes throughout, tall ceilings, fenced backyard and tons of space for a family. The main level boasts 9ft ceilings, luxury laminate flooring, a raised den space with gas fireplace, a living room with vaulted ceilings, gas fireplace with shiplap feature wall and large bay windows. The open plan kitchen/dining area features a fully renovated kitchen with soft close hinges, roll out pantry, farmhouse kitchen sink, stunning quartz countertops and new (2020) appliances. The good sized dining space has access to the updated back deck and private backyard. The spacious main floor primary suite features a 4pc ensuite bathroom with attractive porcelain tile and a large walk in closet. You'll also find another guest bedroom, 4pc shared bathroom with freestanding tub, quartz countertops, walk in shower and a laundry room. Head downstairs to an expansive lower level that offers a huge rec room with gas fireplace, big bright windows, 2 bedrooms including one with a walk in closet, 3pc bathroom and utility room. Access the lower level from the 2 car garage or main level, creating potential for an in law suite! Outside boasts a raised back deck with a fully fenced yard and ample space to make it your own, surrounded by trees and greenery. Enjoy a day at the beach with 14 kilometres of sandy shore and the most beautiful sunsets or boat, canoe or kayak down the Nottawasaga River. Hike the trails, enjoy a game of golf or other fun activities including go-karting, mini-putt and axe throwing. Only 15 minutes from Collingwood and a few minutes from everything Wasaga Beach has to offer. Covid 19 protocols in place.

Directions: From Highway 26, turn onto Mosley St, follow Mosley st over the bridge on River Road W, turn onto Riverdale Drive

Common Elements

Exterior

Exterior Feat: **Deck(s), Privacy**
Construct. Material: **Brick, Vinyl Siding**
Shingles Replaced: **1995//Owner**
Year/Desc/Source: **Fence - Full**
Other Structures: **Attached Garage, Private Drive Double Wide, Exclusive Parking**
Garage & Parking: **6**
Parking Spaces: **Driveway Spaces: 4.0**
Parking Level/Unit: **Parking Assigned:**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone**
Water Source: **Municipal**
Lot Size Area/Units: **57.00**
Lot Front (Ft): **Urban**
Location: **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, Other**
Area Influences: **Level**
Topography: **Level**

Foundation: **Poured Concrete**
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **16-30 Years**
Winterized: **Garage Spaces: 2.0**
Sewer: **Sewer (Municipal)**
Acres Rent: **< 0.5**
Lot Depth (Ft): **110.00**
Land Lse Fee: **Acres Rent:**
Fronting On: **Fronting On:**

Interior

Interior Feat: **In-law Capability, On Demand Water Heater, Other**
Basement: **Full Basement**
Basement Feat: **Separate Entrance**
Laundry Feat: **Laundry Room, Main Level**
Cooling: **Central Air**
Heating: **Forced Air, Gas**
Fireplace: **/Family Room, Natural Gas**
Under Contract: **None**
Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**
FP Stove Op: **Contract Cost/Mo:**

Exclusions: **Fridge and freezer in lower level**
Furnace Age: **2019**

Tank Age:

UFFI:

Property Information

Common Elem Fee: **No**
Legal Desc: **PCL 14-1 SEC 51M440; LT 14 PL 51M440 WASAGA BEACH; WASAGA BEACH**
Zoning: **R1**
Assess Val/Year: **\$334,000/2021**
PIN: **589600192**
ROLL: **436401000734230**
Possession/Date: **30 - 59 Days/**

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

Brokerage Information

List Date: **05/19/2021**
List Brokerage: **[Royal LePage Locations North \(Collingwood\), Brokerage](#)**
Source Board: **Southern Georgian Bay**

Prepared By: JENNA DAVIS, Salesperson

Date Prepared: 05/26/2021

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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			4-Piece
Bathroom	Main			4-Piece, Ensuite
Bedroom	Main	12' 9" X 9' 11"	3.89 X 3.02	
Den	Main	16' 9" X 21' 2"	5.11 X 6.45	
Dining Room	Main	14' 6" X 12' 1"	4.42 X 3.68	
Kitchen	Main	15' 0" X 13' 3"	4.57 X 4.04	
Living Room	Main	14' 6" X 20' 3"	4.42 X 6.17	
Bedroom Primary	Main	14' 10" X 11' 10"	4.52 X 3.61	
Bathroom	Lower			3-Piece
Bedroom	Lower	13' 10" X 24' 3"	4.22 X 7.39	
Bedroom	Lower	13' 11" X 18' 1"	4.24 X 5.51	
Recreation Room	Lower	25' 1" X 30' 4"	7.65 X 9.25	

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

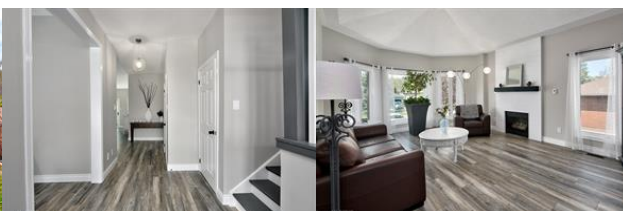
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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Information Statement:

Date:

Level:

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