


# Property Details

	<b>58 Waterview Rd</b>		<b>List: \$1,249,900 For: Sale</b>				
	<b>Wasaga Beach Ontario L9Z 0E9</b>						
Wasaga Beach Wasaga Beach Simcoe							
SPIS: N		Taxes: \$4,805.05 / 2023	<b>DOM: 0</b>				
Detached	<b>Front On: W</b>	<b>Rms: 10 + 6</b>					
Link: N	<b>Acre:</b>	<b>Bedrooms: 3 + 2</b>					
Bungalow		<b>Washrooms: 4</b>					
		1x5xMain, 1x4xMain, 1x4xUpper, 1x4xLower					
<b>Lot: 50.55 x 139.48 Feet Irreg:</b>							
<b>Dir/Cross St: Beachwood Rd &amp; Blue Water Gate</b>							
<b>MLS#: S8112770</b>		<b>Contract Date: 3/04/2024</b>	<b>PIN#: 583070327</b>				
<b>Possession Remarks: 30/60 Days</b>							
<b>Kitchens:</b>	1	<b>Exterior:</b>	Stone / Vinyl Siding				
<b>Fam Rm:</b>	N	<b>Drive:</b>	Pvt Double				
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	Attached / 2.0				
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2				
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	4.0				
<b>A/C:</b>	Central Air	<b>UFFI:</b>					
<b>Central Vac:</b>	Y	<b>Pool:</b>	None				
<b>Apx Age:</b>		<b>Energy Cert:</b>	N				
<b>Apx Sqft:</b>		<b>Cert Level:</b>					
<b>Assessment:</b>	442000 / 2024	<b>GreenPIS:</b>	N				
<b>POTL:</b>	Y	<b>Prop Feat:</b>	Cul De Sac, Fenced Yard, Golf, Lake Access, Skiing				
<b>POTL Mo Fee:</b>	\$289.00						
<b>Elevator/Lift:</b>							
<b>Laundry Lev:</b>	Main						
<b>Phys Hdcap-Eqp:</b>							
<b>Zoning:</b>		<b>Water:</b>	Municipal				
<b>Cable TV:</b>		<b>Water Supply:</b>					
<b>Hydro:</b>		<b>Sewer:</b>	Sewers				
<b>Gas:</b>		<b>Spec Desig:</b>	Unknown				
<b>Phone:</b>		<b>Farm/Agr:</b>					
<b>Water:</b>		<b>Waterfront:</b>					
<b>Water Supply:</b>		<b>Retirement:</b>					
<b>Sewer:</b>		<b>Oth Struct:</b>	Garden Shed				
<b>Spec Desig:</b>							
<b>Farm/Agr:</b>							
<b>Waterfront:</b>							
<b>Retirement:</b>							
<b>Oth Struct:</b>							
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Kitchen	Main	17.32	x 12.00	Centre Island	Stone Counter	Open Concept
2	Dining	Main	16.76	x 10.07	Hardwood Floor	W/O To Deck	Vaulted Ceiling
3	Living	Main	16.76	x 14.33	Gas Fireplace	B/I Bookcase	Vaulted Ceiling
4	Prim Bdrm	Main	16.92	x 14.40	W/O To Deck	5 Pc Ensuite	W/I Closet
5	2nd Br	Main	12.76	x 11.32	W/I Closet	Broadloom	
6	Laundry	Main	15.48	x 6.56	Laundry Sink	B/I Shelves	
7	Foyer	Main	9.58	x 6.17	Double Closet		
8	3rd Br	Upper	13.15	x 9.91	Double Closet	Broadloom	
9	Loft	Upper	19.48	x 14.33	Open Concept		
10	Rec	Lower	22.83	x 21.65	Above Grade Window	Broadloom	
11	4th Br	Lower	12.40	x 12.23	Broadloom	Above Grade Window	Double Closet
12	5th Br	Lower	12.82	x 11.91	Above Grade Window	Double Closet	Broadloom
<b>Client Remks:</b> Welcome to the home that provides the luxurious space for entertaining the extended family gatherings as well as providing the intimacy for the quiet relaxing weekends. Located a short bike ride to the world's largest fresh water beach & only a 20 minute drive to Ontario's largest ski destination. This quiet waterfront enclave gives you all the conveniences of resort living year round. The spacious Chef Inspired kitchen with it's high end Viking & Bosch appliances is the first access to the open concept main floor. Beginning with 9 ft ceilings soaring to the 17 ft ceilings in the living room & dining room which is finished with an elegant gas fireplace & built-in bookshelves. The walkout extends the living space to the family size fenced in professional landscaped backyard completed with plenty of deck space & Hot Tub. During the family gatherings you can retreat to the main floor Primary Suite with it's 5 piece ensuite, Walk-in closet & access to the hot tub & deck.							
<b>Extras:</b> The fully finished basement provides another 2 bedrooms, a 4 piece bathroom, a very large Rec/Family room, cold storage area and an extra convenient Harry Potter style room for the Kids or Grand kids to claim as their own room.							
<b>Listing Contracted With:</b> RE/MAX REALTY ENTERPRISES INC. Ph: 905-855-2200							



**Calvin Onilla\***  
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## Social REAL ESTATE GROUP

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Definitely intended to solicit your business, unless you are currently under contract.



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