

\$719,000 - 140 Constance Boulevard, Wasaga Beach

MLS® #S12023308

\$719,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Wasaga Beach, Wasaga Beach, Ontario

REDUCED! Priced to sell! Welcome to 140 Constance Blvd. What's not to like? This property is conveniently located halfway between Collingwood and Wasaga beaches, close to all big box stores and major retailers. This raised bungalow with fully finished basement on a large lot is within walking distance to Georgian Bay where you can enjoy beautiful sunsets. There is also a boat launch at the bottom of the street! The open space Living/Dining/Kitchen area with patio doors and large windows overlooks a fully fenced treed backyard. Fully functional main floor with Master bedroom, main bedroom and full bath. Hardwood floor throughout main living areas. Downstairs you have a walkout basement leading to an interlocking brick area perfect for entertaining. The basement large family room and 3rd bedroom with ensuite could be a potential in-law apartment. Many upgrades made in the last year: Kitchen: new countertops, sink/faucet, hood fan, stove. New light fixtures & hardware throughout the main floor. Basement: Luxury vinyl flooring, bedroom, bathroom & storage area. New owned furnace (2022). Outdoors: Central A/C, landscaped. Gas line installed for outdoor BBQ hookup, kitchen stove and basement fireplace. A wide range of activities can be enjoyed year round whether it is golf, skiing, water sports, hiking, fishing, etc. all within a short drive. (id:6289)



Essential Information

Listing #	S12023308
Price	\$719,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	140 Constance Boulevard
Subdivision	Wasaga Beach
City	Wasaga Beach
Province	Ontario
Postal Code	L9Z2Y4

Amenities

Amenities	Public Transit, Schools, Beach, Golf Nearby
Utilities	Cable, Electricity, Sewer
Features	Flat site, Carpet Free
Parking Spaces	5
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2

Interior

Appliances	Water meter, Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Aluminum siding, Brick
Lot Description	50 x 125 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office

Century 21 Millennium Inc.



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