

# \$984,900 - 1628 River Road W, Wasaga Beach

MLS® #S12339411

**\$984,900**

7 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Wasaga Beach, Wasaga Beach, Ontario

Vendor Take-Back Mortgage Available!

Situated on an expansive estate lot just shy of an acre, this exceptional property offers 128 feet of prime river frontage - one of very few parcels of this size on the boat-able section of the Nottawasaga! Enjoy breathtaking million-dollar sunsets right from your backyard and experience true waterfront lifestyle without compromise. The fully overhauled raised bungalow provides over 2900 sq. ft. of living space, featuring a stunning high-end gourmet kitchen and bright, open-concept living area. Oversized windows flood the main floor with natural light and offer sweeping views of the backyard and river. The private primary suite is thoughtfully separated from the rest of the home and includes a cozy seating area & ensuite bath. The walk-out lower level leads to a fully fenced backyard, and includes a fully self contained secondary suite complete with two bedrooms, a full kitchen, and bathroom. A heated, air-conditioned detached two-car garage offers year-round comfort and plenty of space for all your toys! Dock included in Purchase Price w/ option to purchase Boat lift. Additional Features: Full security system with offsite monitoring, outdoor speakers & hydro at the waterfront, 50 Amp RV plug on driveway, upper floor fully renovated in 2021 (kitchen, flooring, bathrooms, windows, doors), siding & exterior railings (2022), two furnaces & AC units with separate controls (for basement apt., approx. 5 years old), two 200- Amp electrical panels, main floor laundry provisions, two



natural gas BBQ hookups, covered deck underside with soffit & eavestrough for a dry outdoor space. Seller is open to partial mortgage financing- contact for details. (id:6289)

**Essential Information**

|           |                 |
|-----------|-----------------|
| Listing # | S12339411       |
| Price     | \$984,900       |
| Bedrooms  | 7               |
| Bathrooms | 4.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Freehold        |
| Style     | Raised bungalow |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1628 River Road W |
| Subdivision | Wasaga Beach      |
| City        | Wasaga Beach      |
| Province    | Ontario           |
| Postal Code | L9Z2S3            |

**Amenities**

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Beach, Hospital, Marina, Public Transit, Canopy, Fireplace(s), Separate Heating Controls |
| Utilities      | Cable, Electricity, Sewer                                                                |
| Features       | Flat site, Dry, In-Law Suite                                                             |
| Parking Spaces | 12                                                                                       |
| Parking        | Detached Garage, Garage                                                                  |
| # of Garages   | 2                                                                                        |
| View           | River view, Direct Water View                                                            |
| Is Waterfront  | Yes                                                                                      |
| Waterfront     | Waterfront                                                                               |

**Interior**

|            |                                                                                     |
|------------|-------------------------------------------------------------------------------------|
| Appliances | Central Vacuum, Dishwasher, Dryer, Microwave, Hood Fan, Stove, Washer, Refrigerator |
|------------|-------------------------------------------------------------------------------------|

|                 |                             |
|-----------------|-----------------------------|
| Heating         | Natural gas Forced air      |
| Cooling         | Central air conditioning    |
| Fireplace       | Yes                         |
| # of Fireplaces | 1                           |
| # of Stories    | 1                           |
| Has Basement    | Yes                         |
| Basement        | Walk out, Separate entrance |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Vinyl siding                    |
| Exterior Features | Landscaped                      |
| Lot Description   | 111.1 x 494 FT 1/2 - 1.99 acres |
| Foundation        | Block                           |

## Listing Details

Listing Office      Royal LePage Locations North



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