

# \$948,000 - 256 Knox Road E, Wasaga Beach

MLS® #S12440494

**\$948,000**

5 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Wasaga Beach, Wasaga Beach, Ontario

Top 5 Reasons You Will Love This Home: 1) Nestled along the banks of the scenic Nottawasaga River, this sprawling lot offers incredible privacy, mature trees, and direct walk-in access to the water, perfect for fishing, kayaking, paddleboarding, or simply soaking in the serene views 2) A rare feature that sets this property apart, your very own boat launch, giving you effortless access to the river and quick connection to Georgian Bay, ideal for spending your days cruising, casting a line, or enjoying water sports right from your backyard 3) With over 4,000 square feet of finished living space, this home provides an open-concept layout, large windows, and multiple walkouts that bring the outdoors in, with the main level featuring a primary bedroom complete with a spacious walk-in closet and a large ensuite bathroom, plus two additional bedrooms, a second full bathroom, and two sunrooms 4) The fully finished basement features a separate entrance, two bedrooms, a large recreation room, a family room with gas fireplace, and laundry area, ideal for multi-generational living or a future rental suite; enjoy the convenience of an oversized double-car garage, along with ample driveway space, alongside added peace of mind with updates, including a modern kitchen with quartz countertops 5) Whether you're seeking peaceful mornings on the deck, adventurous afternoons on the water, or cozy evenings by the fire, this riverfront home delivers, located just minutes from the beach,



trails, shops, and all that Wasaga Beach has to offer. 2,161 above grade sq.ft. plus a finished basement. (id:6289)

Essential Information

|            |               |
|------------|---------------|
| Listing #  | S12440494     |
| Price      | \$948,000     |
| Bedrooms   | 5             |
| Bathrooms  | 3.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

Community Information

|             |                 |
|-------------|-----------------|
| Address     | 256 Knox Road E |
| Subdivision | Wasaga Beach    |
| City        | Wasaga Beach    |
| Province    | Ontario         |
| Postal Code | L9Z2T5          |

Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Beach, Fireplace(s)                              |
| Features       | Cul-de-sac, Wooded area, Irregular lot size      |
| Parking Spaces | 10                                               |
| Parking        | Attached Garage, Garage                          |
| # of Garages   | 2                                                |
| View           | View, Direct Water View, Unobstructed Water View |
| Is Waterfront  | Yes                                              |
| Waterfront     | Waterfront                                       |

Interior

|                 |                                                                                    |
|-----------------|------------------------------------------------------------------------------------|
| Appliances      | Water Heater - Tankless, Dryer, Freezer, Stove, Water Heater, Washer, Refrigerator |
| Heating         | Natural gas Radiant heat                                                           |
| Fireplace       | Yes                                                                                |
| # of Fireplaces | 2                                                                                  |

|              |                   |
|--------------|-------------------|
| # of Stories | 1                 |
| Has Basement | Yes               |
| Basement     | Separate entrance |

## Exterior

|                 |                              |
|-----------------|------------------------------|
| Exterior        | Brick                        |
| Lot Description | 97 x 335 FT 1/2 - 1.99 acres |
| Foundation      | Block                        |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | FARIS TEAM REAL ESTATE BROKERAGE |
|----------------|----------------------------------|



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