

# \$1,129,000 - 31 Hemlock Avenue, Tay (waubaushene)

MLS® #S12456564

**\$1,129,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Waubauskene, Tay (waubaushene), Ontario

Stunning custom home with views of Georgian Bay at the end of dead-end street on 294-foot-wide lot! This modern cross bohemian home is straight out of a magazine on over 0.5 of an acre. The main level is vast and open with 9-foot ceilings, a great room with plenty of windows and patio doors out to the wraparound interlocked patio and of course a cozy fireplace. The dining room has main to 2nd floor windows and will suit all of your family gatherings (as will the driveway for parking). Onto the oversized custom kitchen with tons of cabinet space, Cambrian quartz waterfall island and countertops and sleek herringbone mosaic backsplash. There is also access to the yard from the kitchen which is perfect for barbequing or just hanging outside with loved ones. This floor finishes up with the main floor laundry and large storage area, powder room and walk-in closet. Up the open staircase and glass railing you reach the 2nd floor where the 9-foot ceilings continue (the home is ICF). A flex space is perfect for the kids to get away from the parents or could be used as an office space with Juliette down to below and a massive window facing the vast waterfront. An ideal spot to watch all of the windsurfers and boats go by. Four large bedrooms on this level with vinyl and heated floors all with at least a double closet, if not two doubles. Two full bathrooms, each with 5-pieces (dual vanities) and two covered balconies (with composite decking) facing the water perfect for the pink and purple regular



sunsets. Enjoy nature at your doorstep with tons of trees, the Tay Trail with over 18 kilometer's to explore or Waubauskene Beach and Pier just a short walk away. 5 minutes to 400 HWY, LCBO and Tim Hortons,30 minutes to Barrie, 80 minutes to Pearson Airport. Waubauskene's quiet loving town will win you over. Painted with Benjamin Moore March (2025) and air conditioning (2025) (id:6289)

Essential Information

|            |               |
|------------|---------------|
| Listing #  | S12456564     |
| Price      | \$1,129,000   |
| Bedrooms   | 4             |
| Bathrooms  | 3.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 31 Hemlock Avenue |
| Subdivision | Waubauskene       |
| City        | Tay (waubauskene) |
| Province    | Ontario           |
| Postal Code | L0K2C0            |

Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach, Place of Worship, Fireplace(s), Separate Heating Controls                                                    |
| Utilities      | Wireless, Electricity Connected                                                                                     |
| Features       | Wooded area, Irregular lot size, Open space, Flat site, Conservation/green belt, Dry, Level, Carpet Free, Sump Pump |
| Parking Spaces | 12                                                                                                                  |
| Parking        | No Garage                                                                                                           |
| View           | Lake view, View of water                                                                                            |
| Is Waterfront  | Yes                                                                                                                 |
| Waterfront     | Waterfront                                                                                                          |

Interior

|                 |                                                                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Oven - Built-In, Range, Water Heater - Tankless, Water Heater, Dishwasher, Dryer, Microwave, Hood Fan, Stove, Wall Mounted TV, Washer, Window Coverings, Two Refrigerators |
| Heating         | Propane Forced air                                                                                                                                                         |
| Cooling         | Central air conditioning                                                                                                                                                   |
| Fireplace       | Yes                                                                                                                                                                        |
| # of Fireplaces | 1                                                                                                                                                                          |
| # of Stories    | 2                                                                                                                                                                          |

## Exterior

|                 |                                  |
|-----------------|----------------------------------|
| Exterior        | Wood, Stone                      |
| Lot Description | 294.8 x 94.3 FT 1/2 - 1.99 acres |
| Foundation      | Insulated Concrete Forms         |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | REAL BROKER ONTARIO LTD. |
|----------------|--------------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 8:46am PDT