

\$819,000 - 176 Melrose Avenue, Wasaga Beach

MLS® #S12457379

\$819,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Wasaga Beach, Wasaga Beach, Ontario

This is the one you've been searching for. This immaculate/stunning 4 Bed property has wonderful curb appeal with the new covered entry way that the current owners have created. Quietly tucked away in a peaceful neighbourhood surrounded by mature trees in the West end of Wasaga Beach. Minutes to the Beach and only a short drive to Collingwood. Open concept

Living/Dining/Kitchen with access to the oversized split level new deck in 2023, private backyard oasis complete with stunning new in 2020 14 Swim Spa, Arctic Spa Ocean Model w/party package 6 seater and which is included in the sale. The Primary bedroom is also on the main floor w/new ensuite in 2022 and direct access out onto the back deck with views of the garden/pool-tub. 2 further Beds with new flooring in 2022 and 4PC bath. Laundry & inside access to garage. Numerous upgrades have been completed by the current owners including a fully finished basement in 2019 with spacious open concept incorporating a relaxing Rec Room area with gym. A 4th bedroom and 3PC bathroom and lots of useful storage space. Oversized windows allow lots of natural light to flow-in. The peaceful back yard is ideal for entertaining and has a newer fence and a fabulous new in 2023 insulated & serviced garden shed. Oversized double car garage with plenty of storage space. New shingles 2024 with transferrable warranty. The ultimate 4 Season area with easy access to the longest



freshwater beach in the world is just minutes away, golf, tennis, private ski clubs and Blue Mountain only a short drive away. (id:6289)

Essential Information

Listing #	S12457379
Price	\$819,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	176 Melrose Avenue
Subdivision	Wasaga Beach
City	Wasaga Beach
Province	Ontario
Postal Code	L9Z2T1

Amenities

Amenities	Beach, Golf Nearby, Public Transit, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Wooded area, Flat site, Dry, Level
Parking Spaces	4
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
Has Pool	Yes
Pool	Above ground pool, Outdoor pool

Interior

Appliances	Hot Tub, Garage door opener remote(s), Oven - Built-In, Water Heater, Dishwasher, Garage door opener, Stove, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding, Brick
Exterior Features	Landscaped
Lot Description	50 x 150 FT
Foundation	Block

Listing Details

Listing Office	Chestnut Park Real Estate
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