



962 Shore Lane, Wasaga

**Location: Wasaga Beach**

**Acreage: 50x240 ft**

**Price: \$1,195,000.00**

1850 sq. ft. + unfinished basement

**Presented by**

**Courtney Murgatroyd,**

Sales Representative

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**Bathrooms : 3**

**Bedrooms : 3**

Year round living on Georgian Bay waterfront! Enjoy stunning sunsets from your 3 bed, 3 bath beach house in the quiet Shore Lane neighbourhood. Over-sized windows, sliding glass doors, skylights and cathedral ceiling allow for a ton of natural light and panoramic views of the bay. Open concept living, wood burning fireplace, and a master with balcony are a few highlights. The multi-level deck maximizes outdoor living and an unfinished basement gives you room to grow. The double car garage with inside entry gives you plenty of space for storage and easy access to the kitchen. Don't miss this great opportunity to update this home on a prime waterfront lot.

**Other Mentionables:**

- Attached double car garage with racks & shelves for storage
- New roof & skylights (2016)
- New windows (2017) – dining room window, TV room window, master bedroom walkout door
- New tiered deck (2018) done by professional
- Outdoor shower
- Landscaped
- On Municipal water but well water is used for watering flowers
- Quiet street
- Miles of beach at your doorstep. Go for a kayak or SUP any time of the day
- Short drive to Collingwood & the local ski hills
- Enjoy BBQ and sunsets from your own private yard
- The horizon consists of sand & open water

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