

\$749,000 - 14 REGINA Boulevard

Listing ID: 40339634

\$749,000

4 Bedrooms, 3 Bathrooms, 1070

Single Family

14 REGINA Boulevard, Wasaga Beach,
Ontario, L9Z1H6

THIS DIAMOND IN THE ROUGH OFFERS OUTSTANDING VALUE!!! This 2 up/2 down 4 bedroom, 3 bath home offers over 2000 sq. ft. of tastefully finished living area. Situated on a 60' x 185' lot in a desirable neighbourhood this home has great curb appeal. The location is a four season lifestyle community near the Blueberry Trail System, with over 20km of trails, offering cross country skiing, snowshoeing and hiking close by. The updated kitchen offers 3 appliances, including a gas stove, double kitchen sink, ceramic kitchen counter backsplash, a dining nook and access to the deck, hot tub and rear fenced yard. In the spacious living room you will find laminate floors and sliding doors that also access the deck. The primary bedroom has hardwood flooring, a walk in closet and an updated 3 pc ensuite with a glass shower. The main level also offers a 2nd bedroom as well as an updated modern 4 pc main bathroom. The lower level boasts a large recreation room with a wet bar area, extensive pot lights, and 2 additional bedrooms with laminate flooring plus a renovated 3 pc bathroom and a utility area with laundry facilities and ample storage. In 2021, \$20,000 was spent on landscaping the front and rear yard. The

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roof was reshingled in 2020 and the furnace replaced in recent years. The garage is insulated, has its own 110 amp electrical service and its own natural gas forced air furnace. At the Sellers request, the home can be purchased inclusive of all furnishings, as well as equipment and tools in the garage if a Buyer is interested. A short drive will get you to Stonebridge Town Centre, Walmart, surrounding shops and amenities, the new twin pad arena and adjacent library currently under construction and the beach, 14 km of golden sand, the longest freshwater beach in the world. In less than 1/2 hour you can drive to Collingwood and The Blue Mountains for some of the best downhill skiing and snow boarding in Ontario. **WHAT MORE COULD YOU ASK FOR??** Book your personal viewing today! (id:37775)

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