

\$839,900 - 27 REGINA Boulevard

Listing ID: 40367340

\$839,900

3 Bedrooms, 3 Bathrooms, 1294

Single Family

27 REGINA Boulevard, Wasaga Beach,
Ontario, L9Z1H7

Located near the beautiful Blueberry Trails in Wasaga Beach you will find this charming 3 bedroom 3 bath raised bungalow is located in a well-established neighbourhood conveniently close to all amenities including the beaches of Georgian Bay being just a short drive away. Recently renovated to now feature even better than before lovely open concept living space that boasts over 2400sf of everything you need for your next perfect family or retirement home. Main floor living includes a bright living room with hardwood floors and gas fireplace. The updated kitchen features stainless steel appliances, and lots of storage space. Adjacent dining area with access to the back yard deck for outdoor entertaining and overlooks the fully fenced manicured lawns. Enjoy main floor laundry along with a large primary bedroom with ensuite and walk in closet. Main floor also includes additional guest bedroom and 3 pc guest bath. Lower level with all new flooring and freshly painted has an office area, 3rd bedroom, 3 pc bath, bonus room with area for bar and utility/workshop area offering lots of extra family area. Home had new shingles on roof in October 2018 and includes water softener, central air, gas furnace, gas fireplace. Double car garage

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with new insulated doors, inside entry and drywalled. This home is in the centre of the four season lifestyle of the Georgian Triangle surrounded by 20 kms of trail system, the parks and beaches of Georgian Bay, schools, dining and shopping with just a short drive to the ski hills of Blue Mountain. (id:37775)

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Listing Office:RE/MAX By The Bay Brokerage