

Property Client Full
16 Westbury Road Unit #214, Wasaga Beach, Ontario L9Z 0B8

Listing

16 Westbury Rd #214 Wasaga Beach
Active / Residential Condo & Other / Condo Apartment

MLS#: S5404885
List Price: \$380,000
New Listing



Simcoe/Wasaga Beach/Wasaga Beach

Tax Amt/Yr:	\$1,626.00/2021	Transaction:	Sale
SPIS:	No	DOM	1
Legal Level:	2	Legal Unit:	14
Style:	Condo Apartment	Rooms Rooms+:	5+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	2 (2+0)
Corp #:	325	SF Range:	900-999
Reg Office:	SCCP	SF Source:	Owner
Locker:	None	Lot Acres:	
Locker Level:		Fronting On:	
Zoning:	Dc2H (As Per Town)		
Dir/Cross St:	River Rd W./ Westbury		
Prop Mgmt:	Parcel Inc		

PIN #:	593250155	ARN #:	43640100111982	Contact After Exp:	No
Holdover:	30	Possession Date:			
Possession:	Immed/Rent Bk.				
Bldg Name:	Tree Top Condos				
Kitchens:	1 (1+0)	Pets Allowed:	Restricted	Balcony:	Open
Fam Rm:	No	Maintenance:	\$501.00	Laundry Acc:	Ensuite
Basement:	No/None	A/C:	Yes/Central Air	Exterior:	Brick, Vinyl Siding
Fireplace/Stv:	No	Included:	Water, Building Insurance, Parking	Gar/Gar Spcs:	None/0.0
Heat:	Forced Air, Gas	Com Elem Inc:	Yes	Park Type	Exclusive
Sqft Source:	Owner			Drive Pk Spcs:	1.00
Exposure:	NW			Tot Pk Spcs:	1.00
Special Design:	Unknown			Park Spot 1/2:	51
Bldg Amen:	BBQs Allowed, Party/Meeting Room, Visitor Parking				
Property Feat:	Beach, Golf, Grnbelt/Conserv, Park, Public Transit				

Remarks/Directions

Client Rmks: Beautifully Maintained & Updated Condo Apt.In "Tree Top" Complex. Open Concept, Laminate Floors, In-Suite Laundry, This Unit Is Super Clean, "Pet-Free & Smoke Free" Exclusive Use Parking Spot W. Easy Mn. Entry Access. Building Has An Elevator, Welcoming Entry/ Great Location ,Amenities. Walk To Beach, Shopping, Tim's Etc. Excellent Opportunity For Investors

Extras: Complex Allows Tenants (Not Short Term) & Pets (Size Restrictions) Extra Parking Space(S) May Be Available For Rent From Other Owners/Management. View From Balcony To Front Of Building, Tree(S), & Area Amenities. Appliances, Incl.

Listing Contracted With: MINCOM NEW CHOICE REALTY LTD., BROKERAGE 905-428-4557
Prepared By: BARBARA ROUEFF, Broker Date Prepared: 10/17/2021

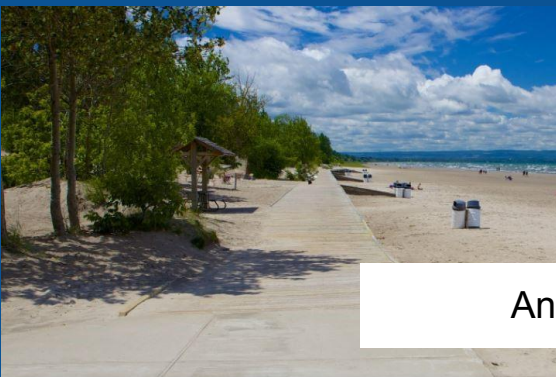
Rooms

MLS@#: S5404885					
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.31 M X 3.35 M	17.05 Ft x 10.00 Ft		Combined w/Dining, Laminate, W/O To Balcony
Kitchen	Main	3.35 M X 2.87 M	10.00 Ft x 9.05 Ft		B/I Dishwasher, Breakfast Bar, Ceramic Floor
Primary Bedroom	Main	4.06 M X 2.97 M	13.04 Ft x 9.09 Ft		3 Pc Ensuite, Laminate, W/I Closet
Bedroom	Main	3 M X 2.79 M	9.10 Ft x 9.02 Ft		Laminate, Large Closet
Laundry	Main			4	B/I Shelves
Bathroom	Main			3	
Bathroom	Main				

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Welcome To: 16 Westbury Rd. Suite 214
Wasaga Beach



And of course "The Beach" !!





Open concept at its' best. Laminate flooring in Living/Dining & both Bedrooms. Bathrooms have ceramic. Plenty of Natural light. Easy to work in spacious kitchen. W.O to balcony

These homeowners have lovingly cared for & updated this home. The furnace & A.C. were installed in 2018
The attic insulation was topped up. Gas Line for BBQ & deck
Fireplace, yard was fenced.
Custom 2 tier deck, hot tub & private firepit area added



Included are Fridge, Stove, Dishwasher, Stackable Washer/Dryer, Window Coverings, Light Fixtures and Shelving units in bathrooms



Please call before drafting offer to ensure we discuss the Seller requirement to lease back after closing until suitable accommodation is available at a rental building (the Seller is on waiting list)

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