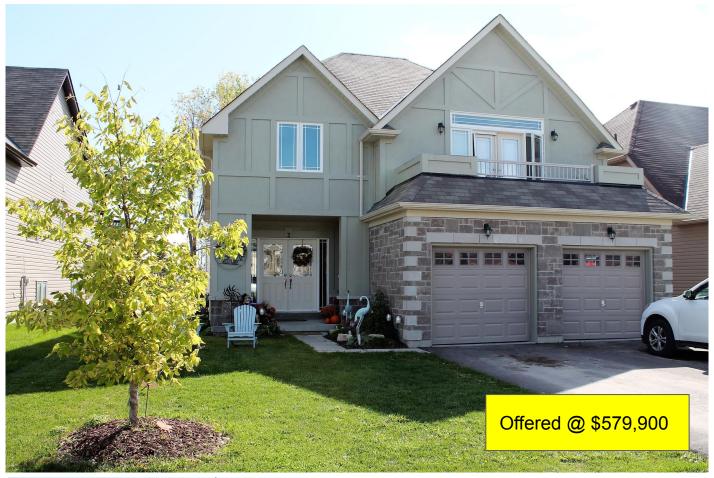
## 3 Falvo St. Wasaga Beach























Spacious & Private Master Bedroom suite with sitting area, 5 pc. Ensuite & Balcony















Unique layout
"Breeze Model"
Hardwood floors
Plenty of natural light.
Kitchen appliances incl.
Main floor bedroom or
office & 2 lower level
bedrooms





3 Falvo St Wasaga Beach Ontario L9Z 0G8

Wasaga Beach Wasaga Beach Simcoe

SPIS: N Taxes: \$3,884.00 / 2019

 Detached
 Front On: S
 Rms: 5 + 1

 Link: N
 Acre: < .50</td>
 Bedrooms: 2 + 2

 2-Storey
 Washrooms: 2

 1x4xMain, 1x4xUpper

Hydro:

Oth Struct:

Gas:

List: \$579,900 For: Sale

DOM: 25

Lot: 50.85 x 145.47 Feet Irreg: Dir/Cross St: 45th. St S /Wasaga Sands

Possession Remarks: Tba

Elevator/Lift:

Laundry Lev: Phys Hdcap-Eqp:

Kitchens:1Exterior:Brick / Vinyl SidingZoning:Fam Rm:YDrive:Pvt DoubleCable TV:

 Basement:
 Full / Part Fin
 Gar/Gar Spcs:
 Attached / 2.0

 Fireplace/Stv:
 N
 Drive Park Spcs:
 2

 Heat:
 Forced Air / Gas
 Tot Prk Spcs:
 4.0
 Phone:

 A/C:
 Window Unit
 UFFI:
 Water:
 Municipal

Central Vac: Pool: None Water Supply:

 Apx Age:
 0-5
 Energy Cert:
 Sewer:
 Sewers

 Apx Sqft:
 1500-2000
 Cert Level:
 Spec Desig:
 Unknown

Assessment: GreenPIS: Farm/Agr:

POTL: Prop Feat: Beach, Grnbelt/Conserv, Port Mo Fee: Park, Rec Centre Retirement:

Width (ft) Length (ft) Description Room Level 1 Living Main 22.96 x 16.40 Hardwood Floor 2 Dining Main 13.48 x 7.97 Hardwood Floor 3 13.74 x 10.23 Ceramic Floor Kitchen Main Stainless Steel Appl Granite Counter 4 2nd Br Main 12.40 x 9.32 5 Bathroom 4 Pc Bath Main 6 Master Upper 17.97 x 11.58 W/O To Balcony W/I Closet 4 Pc Ensuite 7 Bathroom Upper 4 Pc Ensuite Ceramic Floor 8 12.56 x 9.97 Sitting Upper x 8.33 9 3rd Br **Bsmt** 10.56 10 4th Br **Bsmt** 17.65 x 9.35

Client Remks: Lovely Wasaga Sands Area. Close To All Beach Attractions & Amenities. Contemporary Open Concept Floor Plan Unique To The Subdivision.Backs Onto Trees Bungaloft Style With Upper Lev. Master Suite/French Dr. To Balcony & Sitting Area..Upgrades Incl. Hardwood,. Palladium Window, Vaulted Ceiling. Granite Counters, Jacuzzi Tub & Large Shower In Master Ensuite. Lge16X12 Deck W.Gas Bbq Hookup. Priced Below Builder New Build Pricing. Must See!

Extras: Stainless Steel Kitchen Appliances Included. Bsmnt Features R.I. For Future Bath And 2 Lower Level Rooms With Windows That Could (If Desired) Be Guest Bedroom/Study/Office Etc. Entrance From Garage To House

Listing Contracted With: MINCOM NEW CHOICE REALTY LTD., BROKERAGE Ph: 905-428-4557

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