

## 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 List: \$579,900 For: Sale

Wasaga Beach Ontario L9Z 0G8

Wasaga Beach Wasaga Beach Simcoe

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

DOM: 25

Detached

Front On: S

Rms: 5 + 1

Link: N

Acre: < .50

Bedrooms: 2 + 2

2-Storey

Washrooms: 2

1x4xMain, 1x4xUpper

Lot: 50.85 x 145.47 Feet Irreg:

Dir/Cross St: 45th. St S /Wasaga Sands

MLS#: S4700486

Contract Date: 2/23/2020

PIN#: 589550470

Possession Remarks: Tba

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Vinyl Siding	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Pvt Double	<b>Cable TV:</b>	
<b>Basement:</b>	Full / Part Fin	<b>Gar/Gar Spcs:</b>	Attached / 2.0	<b>Hydro:</b>	
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	2	<b>Gas:</b>	
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	4.0	<b>Phone:</b>	
<b>A/C:</b>	Window Unit	<b>UFFI:</b>		<b>Water:</b>	Municipal
<b>Central Vac:</b>		<b>Pool:</b>	None	<b>Water Supply:</b>	
<b>Apx Age:</b>	0-5	<b>Energy Cert:</b>		<b>Sewer:</b>	Sewers
<b>Apx Sqft:</b>	1500-2000	<b>Cert Level:</b>		<b>Spec Desig:</b>	Unknown
<b>Assessment:</b>		<b>GreenPIS:</b>		<b>Farm/Agr:</b>	
<b>POTL:</b>		<b>Prop Feat:</b>	Beach, Grnbelt/Conserv,	<b>Waterfront:</b>	
<b>POTL Mo Fee:</b>		<b>Park, Rec Centre</b>		<b>Retirement:</b>	
<b>Elevator/Lift:</b>				<b>Oth Struct:</b>	
<b>Laundry Lev:</b>					
<b>Phys Hdcap-Eqp:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	22.96	x 16.40	Hardwood Floor
2	Dining	Main	13.48	x 7.97	Hardwood Floor
3	Kitchen	Main	13.74	x 10.23	Ceramic Floor Stainless Steel Appl Granite Counter
4	2nd Br	Main	12.40	x 9.32	
5	Bathroom	Main			4 Pc Bath
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	Sitting	Upper	12.56	x 9.97	
9	3rd Br	Bsmt	10.56	x 8.33	
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 Bungalow 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. Lge 16X12 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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