

404 Ramblewood Dr.

Wasaga Beach

RE/MAX High Country Realty Inc. Brokerage



www.boyntonteam.com
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Jean Boynton	Broker of Record
Glenn Boynton	Sales Representative
Erin Boynton-Seeley	Broker
Tricia Boynton-McInnes	Broker
Reuben McCallum	Sales Representative



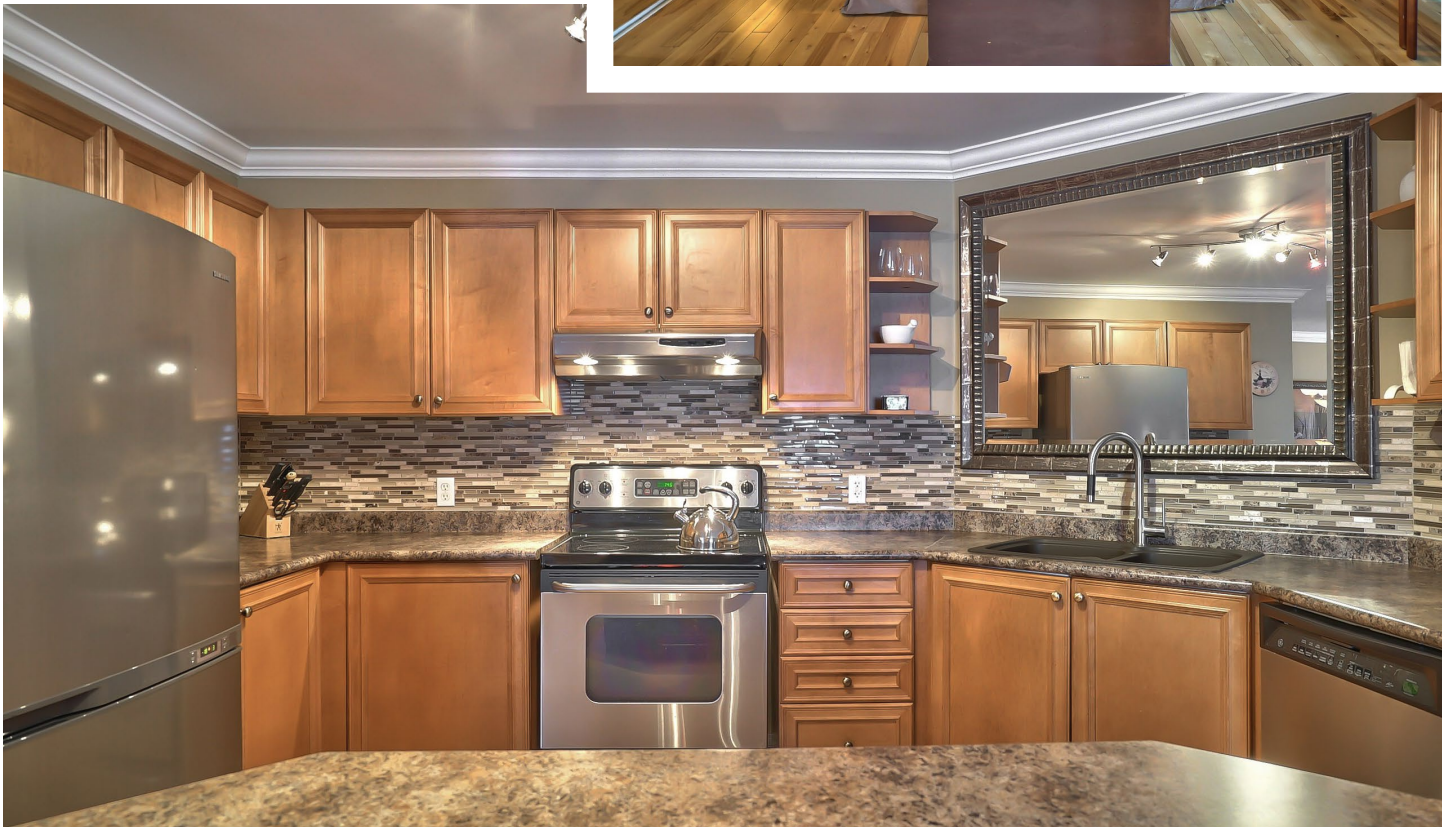
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A house of class is created by having a very private and relaxing 1 year old 16`x 36` landscaped and fenced pool with a large patio for BBQ`s and entertaining friends and family. Just run out of the walkout finished lower level and create a large refreshing splash in the early morning, mid afternoon and late evening. The main level has a large open concept design permitting great entertaining and boasts hardwood floors throughout, bright windows, modern kitchen with island, family room, living room, dining room, 2 bedrooms, 1 bath, utility room and lots and lots of storage room. A perfect home in the wonderful town of Wasaga Beach that offers good shopping, excellent personal amenities, good schools, public transit, walking trails, great beaches and a short drive to hospital in Collingwood. A 10+ brick raised bungalow, superbly maintained and ready to move into.



Private & **Relaxing!**





\$382,500

404 Ramblewood Drive, Wasaga Beach

ad #185
Text 46760 to 28888
MLS® #:436401001563558

Legal Descr.: LT 123 PL 51M659 S/T EASEMENT FOR ENTRY IN SC328336 WASAGA BEACH
Address: 404 RAMBLEWOOD DR
City: TOWN OF WASAGA BEACH, L9Z 2N0
Prop known as: TOWN OF WASAGA BEACH
Side of Road: North
Lot Size: 71.03' X 118.93' AS PER GEOWAREHOUSE
Approx. Square Feet: 1730
Possession: 90 DAYS OR TBA
Type: Single Family
Style: Bungalow - Raised, Detached
Title to Land: Freehold
Property Size: Under 0.5 Acres
Land Features: Fenced, Landscaped
Access: Year Round Road Access
Heating: Forced Air, Natural Gas
Garage Type: Double
Water: Municipal
Sewer: Municipal
Services: Natural gas, Telephone
Rental Equipm.: None
Exterior: Brick
Driveway: Concrete, Double

Foundation/Basement: Concrete, Crawl, Developed (Finished), Walkout
Features: Central Air, Deck/Patio, Ensuite, In-Ground Pool
Flooring: Carpet, Ceramic, Wood
Bedrooms: 2+2
Bathrooms: 2 \ 1
Rental Income: NO
Building Age: 10
Assessment: \$336672
Taxes: \$3355 (2014)

Inclusions: Dishwasher, light fixtures, in-ground pool and equipment.

Directions: South on 58th St. to Ramblewood Drive, right to signs on right.

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	17.28X15.33	LOWER LEVEL	REC ROOM	25.23X29.21
MAIN FLOOR	DINING ROOM	10.93X11.36	MAIN FLOOR	FAMILY ROOM	11.33X15.60
MAIN FLOOR	KITCHEN	11.39X13.02	MAIN FLOOR	FOYER	13.66X6.16
MAIN FLOOR	MASTER BEDROOM	14.75X16.27	LOWER LEVEL	STORAGE	13.78X18.63
MAIN FLOOR	BEDROOM	10.53X16.27	LOWER LEVEL	UTILITY	6.8X7.74
LOWER LEVEL	BEDROOM	19.75X10.18 IRREG.	LOWER LEVEL	LAUNDRY	4.04X5.08
LOWER LEVEL	BEDROOM	11.3X10.6 IRREG.	MAIN FLOOR	OTHER	11.37X10.18

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Independently Owned and Operated Brokerage



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