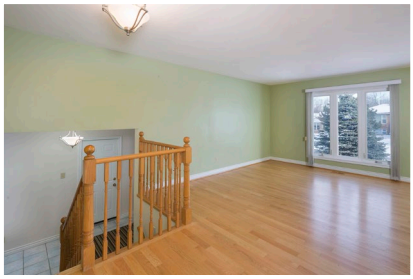
32 Innisbrook Dr
Wasaga Beach, ON

$269,900



Welcome to 32 Innisbrook Drive, Wasaga Beach

Shows well and is ready for a new owner! Raised bungalow on mature lot with fenced and private backyard. No neighbours behind you! Single attached garage with inside entry leads to walkthrough hallway for entrance to the backyard. 3 bedrooms on the main floor, including a master with two closets and semi-ensuite. Bright, eat-in kitchen leads to separate dining area and open living area. Hardwood throughout living space on main floor. Lower level has fantastic, large, bright windows and plenty of room for activities. Warm by the gas fireplace in your bright family room or grab a beverage from the bar in the rec room. A fourth bedroom and additional 2 pc washroom are also in the lower level. Many recent updates. Please call today for more information.

View More Property Photos at www.32Innisbrook.com

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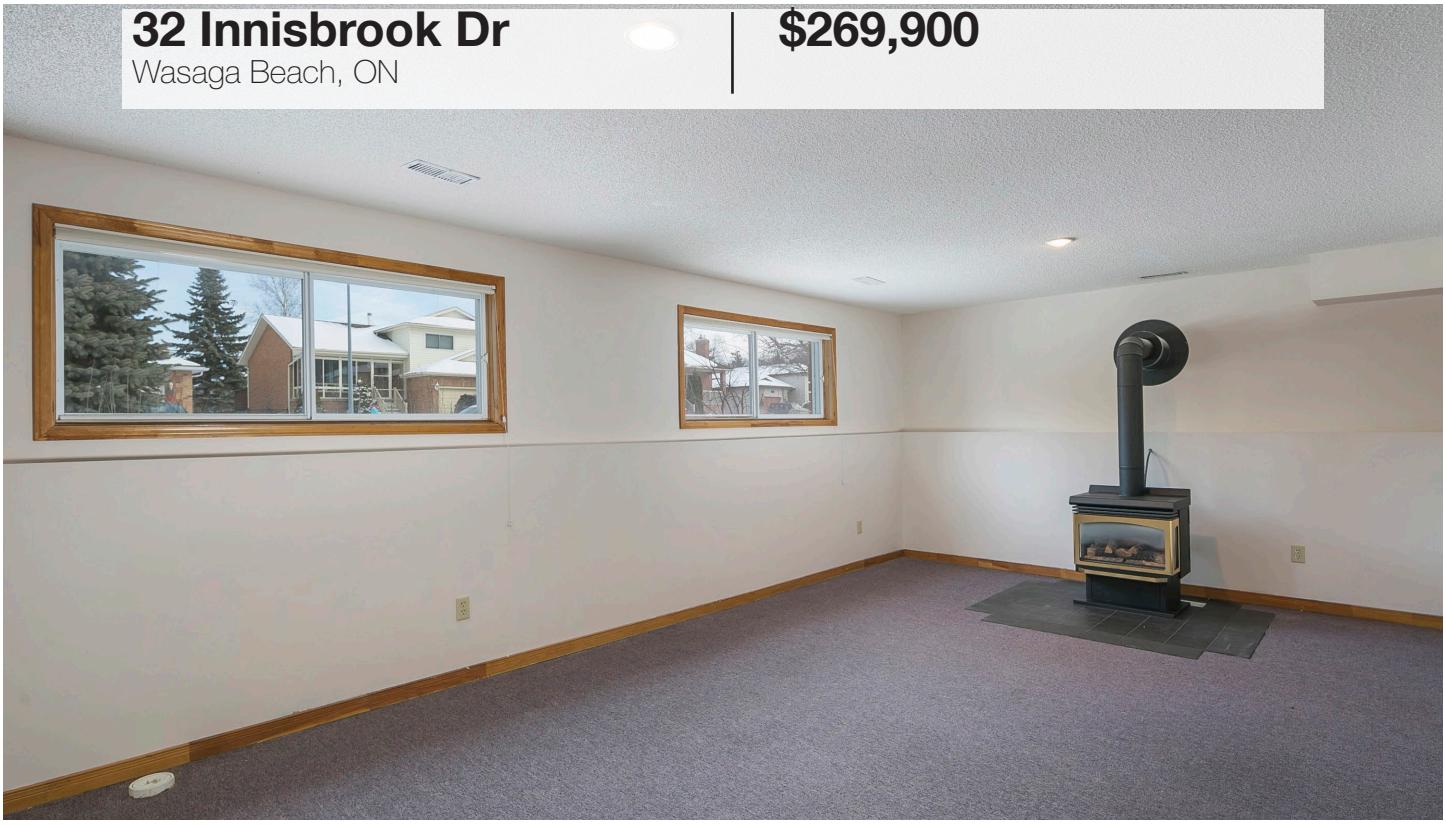

Address:	32 INNISBROOK DR
City:	WASAGA BEACH, L9Z 1R3
Lot Dimension/Acreage:	55.80 X 101.38`
SQ.FT. above:	1,273
Total SqFt Finished:	2,400
Type:	Single Family
Style:	Bungalow - Raised
Title to Land:	Freehold
Property Size:	Under 0.5 Acres
Land Features:	Fenced, Landscaped
Exterior:	Partial Brick, Vinyl
Heating/Mechanical:	Central Air, Forced Air, Natural Gas
Garage Type:	Attached, Inside Entry, Single
Water:	Municipal
Sewer:	Municipal

Utilities/Services:	Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Natural gas, Street Lights, Telephone
Rental Equipm.:	Water Heater
Lease-To-Own Equip:	None
Driveway:	Double, Paved, Private
Basement:	Full, Fully Finished
Interior Features:	Fireplace(s), Main Floor Master
Flooring:	Carpet, Ceramic Tile, Wood
Access:	Year Round Municipal Road
Bedrooms:	3+1
Bathrooms:	1 \ 1
Rental Income:	YES
Taxes:	$2,388 (2015)

INCLUSIONS: Dishwasher, Refrigerator, Stove /

Exclusions: none

Directions: From River Rd West go south on Innisbrook to #32

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	10'10 X 11'10	MAIN FLOOR	BEDROOM	9'2 X 8'9
LOWER LEVEL	FAMILY ROOM	13'6 X 22'6	LOWER LEVEL	BEDROOM	10 X 16'
MAIN FLOOR	LIVING ROOM	12'6 X 20'10	MAIN FLOOR	MASTER BEDROOM	11'6 X 12'4
MAIN FLOOR	DINING ROOM	9'10 X 11'6	LOWER LEVEL	REC ROOM	12'6 X 29'
MAIN FLOOR	BEDROOM	11'11 X 9'2			

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