



36 SHIRLEA BLVD, GEORGINA, ON L4P 1K9, CANADA

<https://www.gtarealestates.com>

One of the best 75.95' x 195.30' waterfront lots on Lake Simcoe-loaded with potential! This well-maintained, direct waterfront, four-season home offers breathtaking western sunset views and is ideally situated on a quiet cul-de-sac in Georgina. Featuring an open-concept layout, this unique home has been extensively upgraded with over \$100,000 in improvements. Highlights include a new...

\$1,210,000

- 3 beds
- 2 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft



Rooms & Units Descr

RoomType1: Primary Bedroom

RoomLength1: 5.9

RoomDimensions1: 5.9 m X 3.65 m

RoomLevel2: Second level

RoomWidth2: 2.9

RoomType3: Bedroom

RoomLength3: 3.1

RoomDimensions3: 3.1 m X 2.8 m

RoomLevel4: Ground level

RoomWidth4: 3.5

RoomType5: Dining room

RoomLength5: 4.2

RoomDimensions5: 4.2 m X 2.4 m

RoomLevel6: Ground level

RoomWidth6: 3.5

RoomType7: Eating area

RoomLength7: 3.4

RoomDimensions7: 3.4 m X 2 m

RoomLevel8: Ground level

RoomWidth8: 2

RoomLevel1: Second level

RoomWidth1: 3.65

RoomType2: Bedroom 3

RoomLength2: 3.1

RoomDimensions2: 3.1 m X 2.9 m

RoomLevel3: Second level

RoomWidth3: 2.8

RoomType4: Living room

RoomLength4: 5.9

RoomDimensions4: 5.9 m X 3.5 m

RoomLevel5: Ground level

RoomWidth5: 2.4

RoomType6: Kitchen

RoomLength6: 2.75

RoomDimensions6: 2.75 m X 3.5 m

RoomLevel7: Ground level

RoomWidth7: 2

RoomType8: Bedroom 2

RoomLength8: 3.4

RoomDimensions8: 3.4 m X 2 m

Location Details

City: Georgina (Keswick South)

Province: Ontario

Property Details

SubdivisionName: Keswick South

Stories: 2

Levels: 2

FrontageLength: 70 ft



Property Features

Flooring: Hardwood,Carpeted

HeatingFuel: Natural gas

Cooling: Central air conditioning

OpenParkingYN: False

AttachedGarageYN: False

PoolYN: False

View: Direct Water View

WaterBodyName: Lake Simcoe

Heating: Forced air

CoolingYN: True

ParkingTotal: 7

GarageYN: True

CarportYN: False

ViewYN: True

WaterfrontYN: True

Sewer: Sanitary sewer

Courtesy of

OfficeName: RIGHT AT HOME REALTY

Office ID: 256963

ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 7

Heating: Forced air

Sewer: Sanitary sewer

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: No

CarportYN: No

CoolingYN: Yes

OpenParkingYN: No

GarageYN: Yes

PoolYN: No

Cooling: Central air conditioning

