



**\$1,339,000**

**52 MARILYN AVE S, WASAGA BEACH, ON L9Z 2Y1, CANADA**

<https://www.gtarealestates.com>

JUST A GREAT PROPERTY ,LIVE IN ONE UNIT AND RENT THE OTHER 2 UNITS (id:59398)

- 8 beds
- 5 baths
- Multi-family
- Multi-family
- 3000 - 3500 sq ft



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## Rooms & Units Descr



**RoomType1:** Bedroom 3  
**RoomLength1:** 3.9  
**RoomDimensions1:** 3.9 m X 3 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 1.9  
**RoomType3:** Family room  
**RoomLength3:** 6.7  
**RoomDimensions3:** 6.7 m X 6.9 m  
**RoomLevel4:** Second level  
**RoomWidth4:** 2.7  
**RoomType5:** Bedroom  
**RoomLength5:** 4.1  
**RoomDimensions5:** 4.1 m X 3.4 m  
**RoomLevel6:** Second level  
**RoomWidth6:** 3  
**RoomType7:** Bedroom  
**RoomLength7:** 4  
**RoomDimensions7:** 4 m X 3 m  
**RoomLevel8:** Basement  
**RoomWidth8:** 3  
**RoomType9:** Family room  
**RoomLength9:** 4.7  
**RoomDimensions9:** 4.7 m X 6.9 m  
**RoomLevel10:** Main level  
**RoomWidth10:** 2.5  
**RoomType11:** Bedroom  
**RoomLength11:** 4.1  
**RoomDimensions11:** 4.1 m X 3.4 m  
**RoomLevel12:** Main level  
**RoomWidth12:** 3  
**RoomType13:** Bedroom 3  
**RoomLength13:** 3.9  
**RoomDimensions13:** 3.9 m X 3 m  
**RoomLevel14:** Main level  
**RoomWidth14:** 1.9

**RoomLevel1:** Second level  
**RoomWidth1:** 3  
**RoomType2:** Laundry room  
**RoomLength2:** 1.9  
**RoomDimensions2:** 1.9 m X 1.9 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 6.9  
**RoomType4:** Kitchen  
**RoomLength4:** 6.1  
**RoomDimensions4:** 6.1 m X 2.7 m  
**RoomLevel5:** Second level  
**RoomWidth5:** 3.4  
**RoomType6:** Bedroom 2  
**RoomLength6:** 3.9  
**RoomDimensions6:** 3.9 m X 3 m  
**RoomLevel7:** Basement  
**RoomWidth7:** 3  
**RoomType8:** Bedroom 2  
**RoomLength8:** 4  
**RoomDimensions8:** 4 m X 3 m  
**RoomLevel9:** Main level  
**RoomWidth9:** 6.9  
**RoomType10:** Kitchen  
**RoomLength10:** 4.2  
**RoomDimensions10:** 4.2 m X 2.5 m  
**RoomLevel11:** Main level  
**RoomWidth11:** 3.4  
**RoomType12:** Bedroom 2  
**RoomLength12:** 3.9  
**RoomDimensions12:** 3.9 m X 3 m  
**RoomLevel13:** Main level  
**RoomWidth13:** 3  
**RoomType14:** Laundry room  
**RoomLength14:** 1.9  
**RoomDimensions14:** 1.9 m X 1.9 m



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## Location Details

**City:** Wasaga Beach

**Province:** Ontario

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## Property Details

**SubdivisionName:** Wasaga Beach

**Levels:** 2

**Stories:** 2

**FrontageLength:** 50 ft

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## Property Features

**Heating:** Forced air

**HeatingFuel:** Propane

**CoolingYN:** True

**Cooling:** Central air conditioning,Air exchanger

**ParkingTotal:** 8

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** True

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** True

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** SUTTON GROUP INCENTIVE REALTY INC.

**Office ID:** 294136

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 8

**Heating:** Forced air

**Sewer:** Sanitary sewer



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## Amenities & Features

**Waterfront available:** Yes **OpenParkingYN:** No

**AttachedGarageYN:** Yes **GarageYN:** Yes

**CarportYN:** No **PoolYN:** No

**CoolingYN:** Yes **Cooling:** Central air conditioning, Air exchanger

