

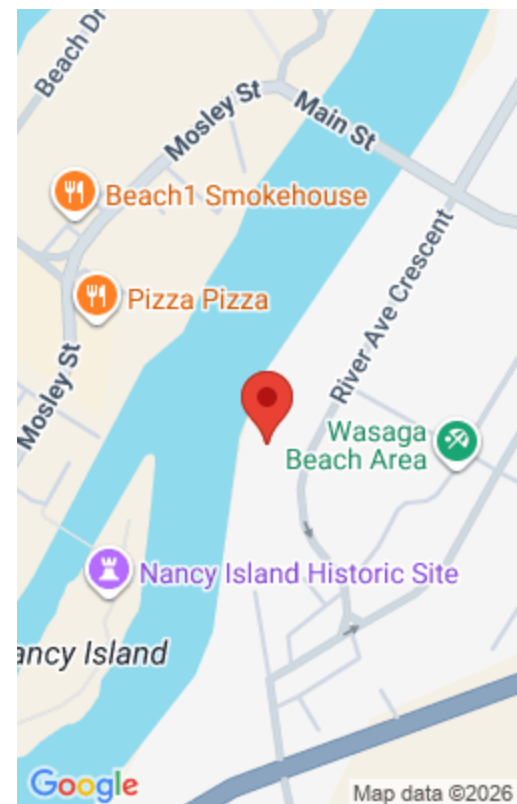
## 60 RIVER AVE CRESCENT, WASAGA BEACH, ON L9Z 2K6, CANADA

<https://www.gtarealestates.com>

Top 5 Reasons You Will Love This Home: 1) Exceptional riverfront property featuring four self-contained units, ideally located just minutes from the main beaches in the thriving community of Wasaga Beach 2) Recently renovated primary residence showcasing a spacious primary suite with a private balcony, perfectly suited for executive-style living 3) True turn-key opportunity offering...

**\$2,299,999**

- 7 beds
- 5 baths
- Single Family
- Single Family
- 3000 - 3500 sq ft



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## Rooms & Units Descr



**RoomType1:** Bedroom  
**RoomLength1:** 5.98  
**RoomDimensions1:** 5.98 m X 3.57 m  
**RoomLevel2:** Lower level  
**RoomWidth2:** 2.99  
**RoomType3:** Living room  
**RoomLength3:** 5.07  
**RoomDimensions3:** 5.07 m X 3.39 m  
**RoomLevel4:** Lower level  
**RoomWidth4:** 3.27  
**RoomType5:** Bedroom  
**RoomLength5:** 3.07  
**RoomDimensions5:** 3.07 m X 2.95 m  
**RoomLevel6:** Main level  
**RoomWidth6:** 3.3  
**RoomType7:** Dining room  
**RoomLength7:** 3.92  
**RoomDimensions7:** 3.92 m X 1.91 m  
**RoomLevel8:** Main level  
**RoomWidth8:** 2.9  
**RoomType9:** Dining room  
**RoomLength9:** 3.8  
**RoomDimensions9:** 3.8 m X 3.11 m  
**RoomLevel10:** Main level  
**RoomWidth10:** 6.75  
**RoomType11:** Sunroom  
**RoomLength11:** 3.61  
**RoomDimensions11:** 3.61 m X 3.44 m  
**RoomLevel12:** Main level  
**RoomWidth12:** 3.37  
**RoomType13:** Laundry room  
**RoomLength13:** 2.56  
**RoomDimensions13:** 2.56 m X 1.9 m  
**RoomLevel14:** Main level  
**RoomWidth14:** 2.14  
**RoomType15:** Primary Bedroom  
**RoomLength15:** 6.39  
**RoomDimensions15:** 6.39 m X 4.19 m  
**RoomLevel16:** Upper Level  
**RoomWidth16:** 3.17

**RoomLevel1:** Basement  
**RoomWidth1:** 3.57  
**RoomType2:** Kitchen  
**RoomLength2:** 3.07  
**RoomDimensions2:** 3.07 m X 2.99 m  
**RoomLevel3:** Lower level  
**RoomWidth3:** 3.39  
**RoomType4:** Bedroom  
**RoomLength4:** 3.45  
**RoomDimensions4:** 3.45 m X 3.27 m  
**RoomLevel5:** Lower level  
**RoomWidth5:** 2.95  
**RoomType6:** Kitchen  
**RoomLength6:** 7.54  
**RoomDimensions6:** 7.54 m X 3.3 m  
**RoomLevel7:** Main level  
**RoomWidth7:** 1.91  
**RoomType8:** Bedroom  
**RoomLength8:** 4.17  
**RoomDimensions8:** 4.17 m X 2.9 m  
**RoomLevel9:** Main level  
**RoomWidth9:** 3.11  
**RoomType10:** Living room  
**RoomLength10:** 6.76  
**RoomDimensions10:** 6.76 m X 6.75 m  
**RoomLevel11:** Main level  
**RoomWidth11:** 3.44  
**RoomType12:** Bedroom  
**RoomLength12:** 3.45  
**RoomDimensions12:** 3.45 m X 3.37 m  
**RoomLevel13:** Main level  
**RoomWidth13:** 1.9  
**RoomType14:** Kitchen  
**RoomLength14:** 2.24  
**RoomDimensions14:** 2.24 m X 2.14 m  
**RoomLevel15:** Upper Level  
**RoomWidth15:** 4.19  
**RoomType16:** Bedroom  
**RoomLength16:** 3.25  
**RoomDimensions16:** 3.25 m X 3.17 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:** 60 ft

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## Property Features

**Fencing:** Fully Fenced

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 7

**GarageYN:** True

**CarportYN:** False

**PoolYN:** False

**View:** Direct Water View

**WaterBodyName:** Nottawasaga River

**Flooring:** Hardwood,Ceramic,Laminate

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** True

**FireplacesTotal:** 1

**ViewYN:** True

**WaterfrontYN:** True

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** FARIS TEAM REAL ESTATE BROKERAGE

**Office ID:** 282796

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details



**ParkingTotal:** 7

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**Total Fireplaces:** 1

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning

