Modern Family Living Backing onto Conservation

53 Royal Beech Drive, Wasaga Beach

Property Description

Welcome to this beautifully renovated all-brick bungalow offering approximately 2800 square feet of finished living space on a premium lot backing onto conservation in a quiet, family-friendly neighbourhood. Thoughtfully updated throughout, this spacious home combines modern finishes with exceptional functionality for growing families and those who love to entertain.

The freshly painted main level features a bright, open layout with three generously sized bedrooms, including a primary suite with a private 3-piece ensuite, plus a 4-piece main bathroom. The modern eat-in kitchen is the heart of the home, showcasing updated flooring, abundant cabinetry and counter space, a large centre island, and a dedicated coffee bar. The adjoining dining area provides direct access to the expansive rear deck, creating a seamless indoor-outdoor living experience.

The fully finished lower level offers outstanding versatility with a large family room featuring oversized windows that flood the space with natural light and a built-in electric fireplace, creating a warm and inviting gathering space. A fourth bedroom, two additional enclosed rooms ideal for a home office, playroom, fitness room or guest space, and a 3-piece bathroom provide endless possibilities to suit your family's needs.

Outside, enjoy your own private backyard retreat with a newly finished deck, lower lounging area surrounding the chlorine above-ground pool, multiple poured concrete patios, a fire pit, and a fully fenced yard. The beautifully landscaped front and rear lawns are enhanced by an underground sprinkler system, while the property's unique setting offers conservation forest behind and additional green space beside the home for added privacy.

Ideally located close to Birchview Dunes Public School, shopping, restaurants, parks, and the beautiful beaches of Georgian Bay, this move-in ready home offers the perfect combination of space, comfort, and lifestyle in one of the area's most desirable family communities.

Additional Home Information

Property Features:

Lot Size: 61 ft x 147 ft
Year Built: 1989
Exterior: Detached Full Brick Raised Bungalow
Garage: Attached Double Car, insulated doors, loft
Driveway: Parking for 6 cars
Zoning: R1 (backing onto Open Space owned by Township)
Water: Municipal
Septic: Sewer
Electrical Panel: 100 Amp Breaker Panel
Roof: Asphalt Shingles
Square Footage: Main - 1343 sq. ft. Lower 1327 sq. ft.
Basement: Fully Finished
Bedrooms: 3 + 1, plus 2 bonus rooms
Bathrooms: 3 full baths

Heating & Systems:

- Forced Air Gas
- **Fireplace:** Electric insert in Family Room
- **Air Conditioning:** Central Air
- **Hot Water Heater:** Rented
- **Central Vacuum:** No
- **Sprinkler System:** Underground Sprinkler System

Interior Features:

·Freshly painted throughout
·Modern eat-in kitchen
·Large centre island
·Dedicated coffee bar
·Open-concept main level
·Primary suite with 3-piece ensuite
·Large family room with built-in electric fireplace
·Two additional flex room
·Large rear deck
·Multiple poured concrete patios
·Fire pit
·Landscaped front & rear yards
·Above Ground Pool
·Luxury Vinyl Flooring Throughout

Services:

- Cell Service
- Garbage, Recycling & Organic Waste collection
- **Internet:** Fibre Optic Internet available with Rogers & Bell
- **Possession:** Immediate but Flexible
- **Survey:** No

Inclusions

- Samsung Fridge
- Samsung Stove
- Samsung Dishwasher
- Washer & Dryer
- All Electrical Light Fixtures
- All Window Coverings
- Above Ground Pool and accessories
- Firepit

Exclusions:

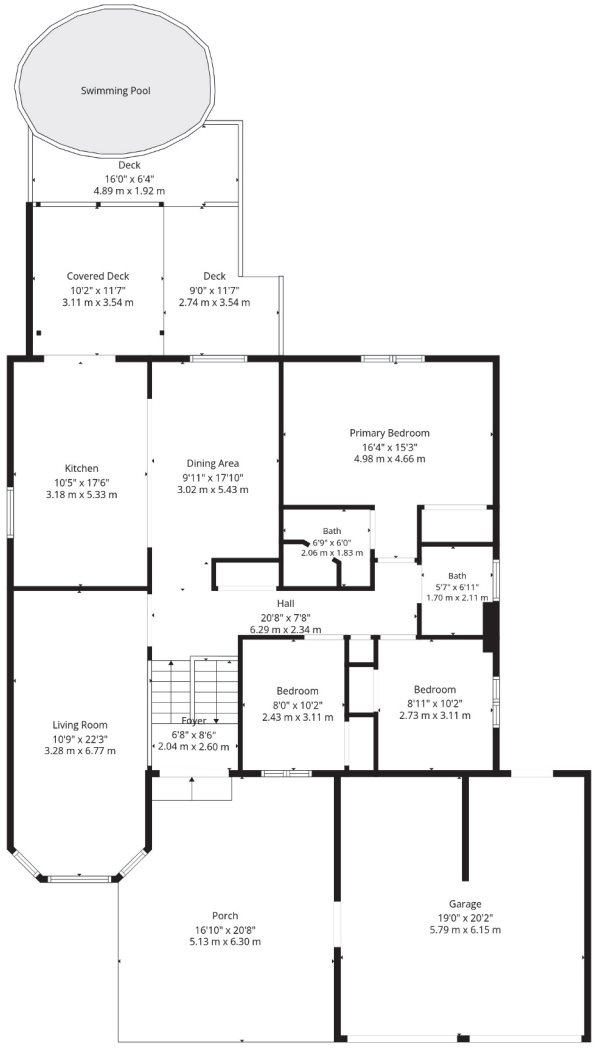
- Hot Tub

Estimated Annual Operating Costs

- **Gas:** $210.65 approx. monthly (2025)
- **Hydro:** $380 approx. monthly (2025/2026)
  (approx. $250 without hot tub)
- **Water**: $165.87 bimonthly
- **Property Taxes:** $3,742.87 (2026)
- **Hot Water Heater**: Rental $30.93 monthly

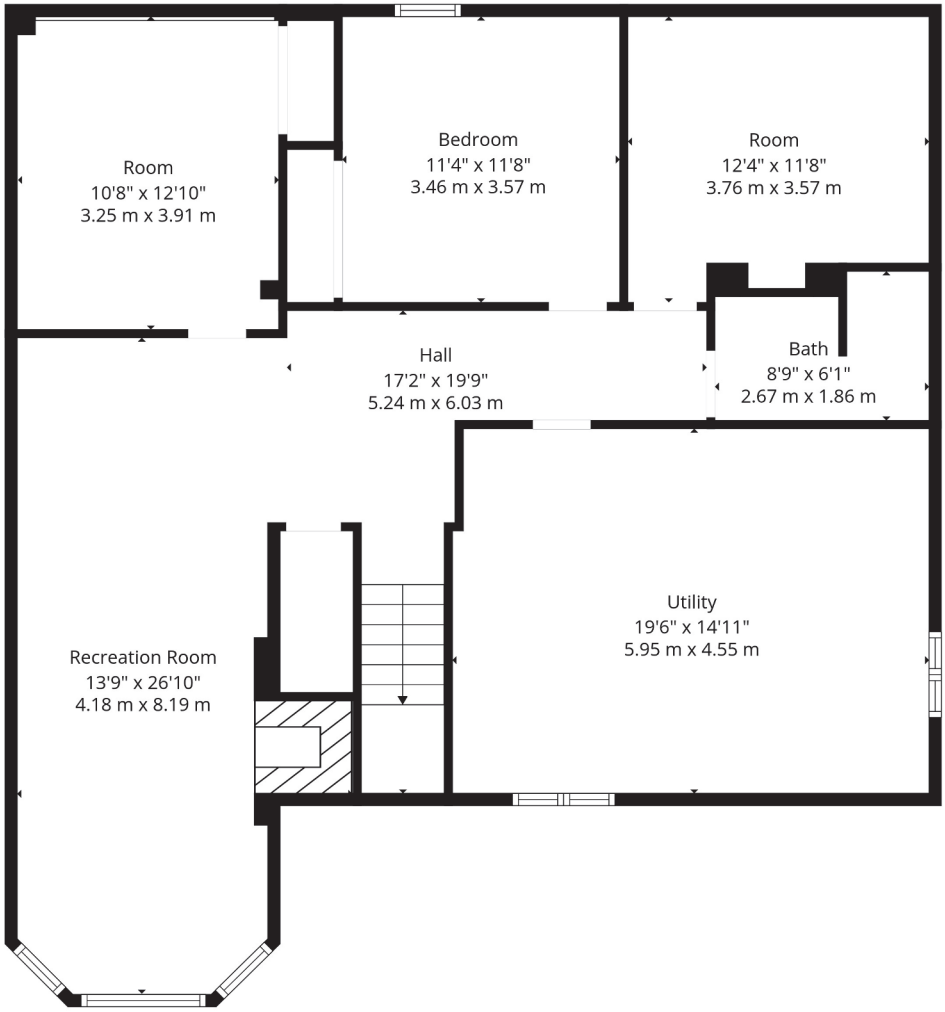
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Floor Plans



Total GLA: 1343 sq. ft, 125 m2 | Total: 3711 sq. ft, 346 m2
Basement: 1017 sq. ft, 94 m2 (Excluded areas 327 sq. ft, 31 m2)
1st floor: 1343 sq. ft, 125 m2 (Excluded areas 1024 sq. ft, 96 m2)

Floor Plan Measurements Deemed Highly Reliable But Not Guaranteed



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