



**WANDA CUMMINGS**  
SALES REPRESENTATIVE

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**WASAGA BEACH**



**BL A 51ST ST. N. - \$139,900**

Residential building lot North of Mosley Street in fantastic Beach Area 6 - just a 2 minute stroll to beautiful sand beach. Quiet West end neighbourhood, plus this property backs onto protected ministry land. Located conveniently close to Superstore, Tim Horton's, Canadian Tire, medical centre and bank. Collingwood and Blue Mountain skiing is just a 20 minute drive away. Come and enjoy Wasaga's beach life and build your year-round home/cottage. Municipal services at lot line and paid in full. Adjacent lots on either side of subject property also available for purchase. MLS #20112656.



**16 BROADPOINT ST. - \$224,990**

Brand new, Pacific Homes NORWALK Elevation 'A' model currently under construction with completion slated for August 2011. This AFFORDABLE 1014 sq. ft. finished (approx.) 2 bedrooms raised bungalow with attached double garage delivers a most functional layout. Open concept kitchen/breakfast nook with sliding door to rear deck, overlooks a spacious great room and master bedroom with cheater door to main bath. MLS #20112162.



**18 BROADPOINT RD. - \$229,990**

Brand new, Pacific Homes TOPANGO Elevation 'A' model currently under construction with completion slated for August 2011. This AFFORDABLE 1109 sq. ft. finished (approx.) 2 bedroom raised bungalow with attached double garage delivers a most functional layout. Open concept kitchen/breakfast nook/great room with sliding door to rear deck, master bedroom with cheater door to main bath and main floor laundry room. MLS #20112160.



**48 PRINCESS POINT DR. \$239,990**

Brand new Redberry Homes DALI Elevation 'A' model, currently under construction with completion slated for August 2011. This modern and open concept raised bungalow offers 2 bedrooms, 1246 sq. ft. finished (approx.), attached garage, 9 ft. main floor ceilings, spacious kitchen/dining nook with extended upper cabinets and Crown moulding, slider door to rear deck, large great room with gleaming hardwood floor and gas fireplace with oak mantel, oak staircase and railing, quality ceramic tile in entrance, kitchen, and bathroom. MLS #20112163.



**46 PRINCESS POINT DR. - \$268,990**

Brand new Redberry home - MICHANGELO Elevation 'B' model, currently being built with completion slated for August 2011. This contemporary styled, 2 bedroom, 1.5 bath raised bungalow offers 1442 sq. ft. finished (approx.) with attached double garage. 9 ft. ceilings main floor, open concept kitchen with extended upper cabinets and Crown moulding, spacious great room with gleaming hardwood floor, gas fireplace with oak mantel and garden door to rear deck. Oak stairs and railing, quality ceramic tile in entrance, kitchen and baths and 40 oz. broodloom. MLS #20112164.



**17 BROADPOINT ST. - \$274,990**

Brand new Pacific Homes, GARDENIA Elevation 'B' model, currently under construction with completion slated for August 2011. Spacious 1588 sq. ft. finished (approx.) raised bungalow with attached double garage offers covered porch, open concept eating/living area, separate dining room, 2 bedrooms, 2 baths, great room with gas fireplace and oak mantel, French doors to rear deck, master bedroom with walk-in closet, soaker tub and separate corner shower. MLS #20112161.



**23 MEADOWOOD DR. \$299,990**

Extra spacious approx. 1917 sq. ft. raised bungalow with attached double garage and inside entry. The 3 bedroom, 2.5 bath home comes with many upgrades including deep 50 x 137 ft. premium lot (approx.) backing onto greenspace with walk-out basement, gleaming hardwood floors, stairs and railings, ensuite bath with soaker tub and separate corner shower, upgraded kitchen with valance, pantry and stainless steel range hood. Great room with gas fireplace and walk-out deck overlooking greenspace. Three piece roughed-in bath in basement, patio stone entrance walkway. MLS #20111542.



**5 PRINCESS POINT DR. \$319,990**

Two+ bedrooms, 3 baths fully finished (approx. 3000 sq. ft.) model home has EXTENSIVE LIST OF UPGRADES includes premium and walk-out lot backing onto greenspace. All brick with front stone skirting, covered front porch, oak hardwood and ceramics, Crown moulding, ensuite bath with separate soaker tub and corner shower. Security system, central air, central vac, upgraded kitchen with backsplash and breakfast bar, great room with gas fireplace and walk-out. Lower level office/den. MLS #20111541.



**925 RIVER RD. E. \$324,900**

Walk to the beach! New Wasaga Beach is right across the street and just a block away. Fabulous, all brick, IN-LAW PROPERTY featuring 2 totally separate and self-contained units. Main (upper) level offers seasonal views of Georgian Bay, an awesome wraparound balcony, bright maple kitchen complete with 3 appliances, spacious open concept living/dining room walk-out to balcony and cozy woodburning fireplace, custom window shades, 3 bedrooms (master with built-in closet drawers), full 4 piece bath, laundry room with cabinets and washer and dryer. Lower level offers walk-out to large patio area, spacious open concept kitchen/living area with attractive cherry stained cabinetry complete with cooktop and fridge, 2 bedrooms, full 4 piece bath and storage rooms. MLS #20112359.

**ORO STATION**



**195 RIVER RD. E - \$598,000**

Cottage Court in Prime Location near Wasaga Beach's main Beach Area. 10 furnished units + 3 bedroom year-round home (currently rented year round) with separate office and detached double garage - all spaciously laid out on 0.8 of an acre. Great opportunity for a family business - Live on site and collect weekly summer rental income. Seven housekeeping units and 3 studio efficiency units. Extra room on site for expansion potential. Ample parking, BBQ's available for general use, picnic tables/each unit, separate kid's play area. MLS #20113339.



**15 BARBARA AVE. - \$254,900**

Within walking distance to Lake Simcoe. 1533 sq. ft., 3 bedroom family home offers updated kitchen (2 years new), open concept living/dining room with gleaming white oak hardwood plank flooring and walk-out to rear deck. Master bedroom with 2 piece ensuite, walk-in closet and slider to newer oversized deck above garage. MLS #20111254.

**PENETANG**



**33 FOX ST. - \$94,900**

Affordable 2 bedroom starter home. Attractive knotty pine cupboards, wainscoting and Tongue and Groove walls and ceilings abundant throughout. Some hardwood flooring and newer 3 piece bathroom. Living room with woodstove and walk-out to rear deck and fenced yard. Detached oversized and insulated workshop with woodstove. Needs some TLC. Property being sold 'as is'. MLS #20113419.

**BARRIE**



**79 MOWAT CRES., N. \$179,900**

Great starter or investment home located close to schools, shopping and bus route. Main floor offers eat-in kitchen with newer laminate floor, slider to side yard and L-shaped living/dining area with patio door to rear yard. Upper level offers 3 bedrooms and 4 piece bath. Basement has finished rec room and 2 piece bath. Fenced rear yard is extra deep (149 ft. approx.) and offers large patio area plus bonus newer storage shed. Many recent updates completed. Property being sold 'as is'. MLS #20112492.

**COLLINGWOOD**



**40 GEORGIAN MEADOWS DR. - \$328,900**

Fully finished open concept 'Montrose' model located in a great neighbourhood, close to park and walking trails. Spacious and open floor plan boasts gleaming hardwood floors, open concept kitchen/dining/living area with extended centre island, under cabinet lighting, cozy gas fireplace and walk-out to 2 tier deck. Beautifully landscaped rear yard is deep, fenced and offers views West to the escarpment. Upper level offers master bedroom with double entrance privacy doors and 5 piece ensuite (corner soaker), 4 piece main bath plus 2 more bedrooms. Bright basement level is fully finished with rec room, large bedroom/office, 2 piece bath, kids play area and laundry room. MLS #20112607.

**TINY**



**LOT 38 TROUT LANE - \$44,900**

Large building lot in desirable neighbourhood. Perfect spot to build your dream home. Available building lots in this subdivision are becoming a rare find. Only a 5 minute walk to the beautiful clean public sand beaches of Georgian Bay. Midland and Penetanguishene are just a 20 minute drive away, Toronto just a 1.5 hour drive. Buyer responsible for paying all development charges and education levy at time of building permit issuance. Call Listing Representative now. MLS #20111473.