8 Silversands Crescent

Wasaga Beach, ON

8silversands.com

Greg Syrota

Broker

Work: 705-444-1420 x245
Mobile: 705-446-8082
Fax: 705-444-1481
gregsyrota@royallepage.ca
www.GregSyrota.com
www.RealEstateAtBlue.com

ROYAL LEPAGE
Trinity Realty
Independently Owned and Operated, Brokerage

Welcome to 8 Silversands Cres.

Welcome to``The Aberdeen``in Silver Birch Estates! This fully finished home features 1030 sq ft on main w/2 lg bedrooms, semi-ensuite, nice hardwood flrs in lrg dining area, upgraded kitchen w/walk out to an extended floating mtnce-free deck equipped with a gas BBQ hookup.

The lower level has high ceilings & is completely finished. The spacious family room c/w a gas fireplace, a bar area w/wet capabilities, and is pre-wired for surround sound. The lower level also features a large 3rd bdrm, & a nice 3pc bath w/granite counters.

This home also offers central air, hot water on demand, U/G sprinklers, wide patterned concrete walkway, a huge fenced & gated yard, and an oversized 11`x19`insulated and heated garage with lots of storage. For more information please call. This home is a real pleasure to show!

The information contained in this fact sheet has been supplied by the owner of this property. We have relied on the owner's representations for the purposes of preparing this fact sheet. Not intended to solicit buyers and sellers currently under contract with a broker. All measurements are approximate.

8 Silversands Crescent

Wasaga Beach, ON

The information contained in this fact sheet has been supplied by the owner of this property. We have relied on the owner's representations for the purposes of preparing this fact sheet. Not intended to solicit buyers and sellers currently under contract with a broker. All measurements are approximate.

8 Silversands Crescent

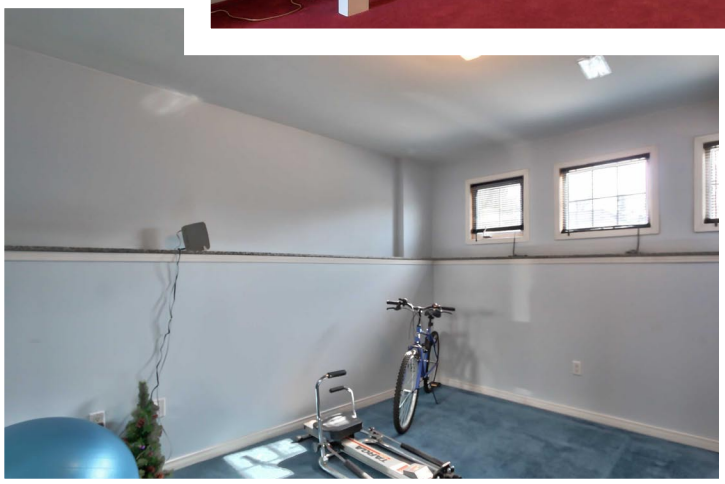
Wasaga Beach, ON

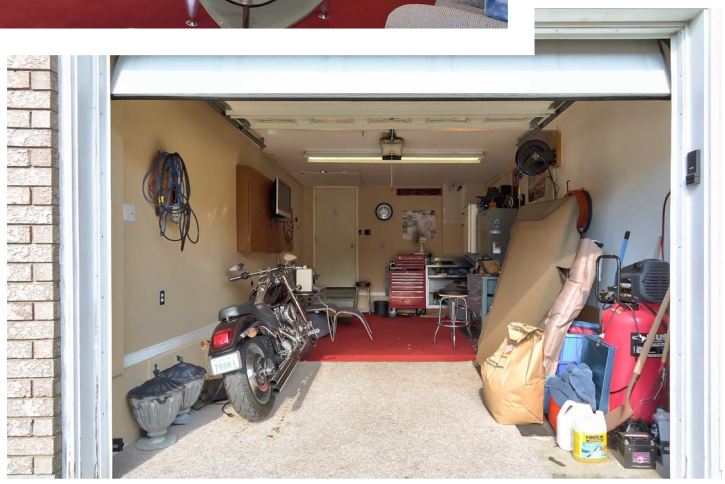
MLS® #:	20141807
Address:	8 SILVERSANDS CRES
City:	WASAGA BEACH, L9Z 1P8
Taxes:	$2218 (2013)
Lot Size:	66.79 X 131.76`
SQ.FT. above:	1,030
Total Finished SqFt:	1780
Type:	Single Family
Style:	Bungalow - Raised
Title to Land:	Freehold
Land Features:	Landscaped, Level, Fenced
HVAC:	Natural Gas, Forced Air, Air Conditioning
Garage Type:	Attached, Single
Water:	Municipal
Sewer:	Municipal
Services:	Electricity, Telephone, Cable, Bus Service, Natural gas, Garbage, High Speed Internet
Rental Equipm.:	None
Exterior:	Alum/Vinyl, Brick
Driveway:	Paved, Single
Found/Basement:	Concrete, Full, Fully Finished
Features:	Deck/Patio, Central Air, Main Floor Family Room, Gas Fireplace, Inground Sprinklers, Main Floor Master
Roof:	Asphalt Shingle
Flooring:	Carpet, Wood, Ceramic/Marble
Inclusions	dishwasher,fridge,stove,microwave,window coverings,satellite dish,water softener,garage door opener
Exclusions	washer,dryer,storage shed,hot tub

The information contained in this fact sheet has been supplied by the owner of this property. We have relied on the owner's representations for the purposes of preparing this fact sheet. Not intended to solicit buyers and sellers currently under contract with a broker. All measurements are approximate.

8 Silversands Crescent

Wasaga Beach, ON





The information contained in this fact sheet has been supplied by the owner of this property. We have relied on the owner's representations for the purposes of preparing this fact sheet. Not intended to solicit buyers and sellers currently under contract with a broker. All measurements are approximate.