

# \$799,900 - 74 75TH Street S

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## Listing ID: 40078324

**\$799,900**

5 Bedrooms, 4 Bathrooms, 1423

Single Family

74 75TH Street S, Wasaga Beach, Ontario,  
L9Z2G6

Calling all Investors! One home two completely separate units, lots of parking, each unit with access to the backyard.

Separate entrances to both units. Both newly renovated in full with updated kitchens, windows, flooring, furnace, doors, trim, both have been freshly painted. Shingles 2017. Includes all appliances, 2 fridges, 2 stoves, 2 dishwashers, 2 washers, and 2 dryers, water softener. The upper unit has 3 bedrooms, 2 baths, lower unit has 2 bedrooms and 2 baths. Upstairs Laundry-Stackable Washer Dryer and Lower Laundry is shared with a 2 piece bathroom. Nice 2 tiered back deck and 10 x 10 ft shed. Gas Bib rough in for BBQ by the back deck. Located 10 minutes to Collingwood.

Walking distance to the beach and access to Georgian Bay. Shows very well. Potential future income \$3700-4000.00 for long-term tenants. The current owner would consider staying for a short term as a tenant. Options to purchase so you can live in one unit and rent the second unit. Shows A+ (id:5839)

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