

# \$499,000 - 11 AVENUE Road

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## Listing ID: 40436960

**\$499,000**

3 Bedrooms, 1 Bathrooms, 1260

Single Family

11 AVENUE Road, Parry Sound, Ontario,  
P2A2A6

Welcome to 11 Avenue Rd! This well-maintained brick bungalow exudes pride of ownership and is located in a sought after and well-appointed area of town. Nestled in a quiet neighbourhood and perched above with wide open seasonal views of Georgian Bay and sunsets. The home is warm and welcoming, making it a comfortable retreat for retirees or first-time buyers. The bright and airy main floor showcases an open concept layout with hardwood floors and lots of windows pouring with natural light. Walk-out to your back deck and retire in your serene backyard with beautiful mature trees, lilac trees and lovingly cared for gardens creating your own private oasis in an almost fully fenced-in park-like setting. Perfectly located within walking distance to downtown shops, restaurants, Waubuno Beach and the waterfront fitness trail on beautiful Georgian Bay. This home has been meticulously maintained and upgraded over the years, including new windows and doors (2016), water meter (2016), furnace, roof, soffit and fascia, decks and kitchen (2015), A/C (2016), and basement crawl space spray foamed (2016). A powder room in the garage is roughed in and has a vanity to easily add a 2nd bathroom. The perfect place to make your home ownership dreams

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Listing Office:Exp Realty, Brokerage, Bracebridge