

# **\$599,000 - 3284 SHOREVIEW Drive**

---

## **Listing ID: 40364998**

**\$599,000**

4 Bedrooms, 3 Bathrooms, 0.35 acres  
Single Family

3284 SHOREVIEW Drive, Washago,  
Ontario, L0K2B0

Opportunity knocks! This large 3500+ sqft (total), 4 bed + den, 3 bath home is looking for its new owners to bring it back to life. Situated in a great commuting location just off of HWY 11 and steps to Lake Couchiching with canal access, this 1989 Viceroy home exudes so much potential! The vaulted ceilings, skylights and large windows allow wonderful natural light throughout the home. Upstairs you'll find an expansive primary bedroom with a 4 piece en-suite and walk in closet, as well as 3 other sizeable bedrooms and another 4 piece bathroom. The basement offers endless potential with full height ceilings, sizeable windows and so much space to create another 1380 sqft of extra living space. Separate side entryway also offers potential for an in-law suite or apartment down below. The oversized double car garage with inside access, huge tree lined backyard, newer side deck, new roof (2019), as well as Shoreview Park within walking distance, are just a few additional reasons why this home is worth investing in! Whether you're looking for a multigenerational home, a homestead big enough for your large immediate family or as an investment property, it's impossible to ignore the endless possibilities with this one. Bring the

# \$599,000 - 3284 SHOREVIEW Drive

---

family and come see for yourself - book  
your private viewing today! (id:13139)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 30/01/2023 03:41:52 PM

Listing Office: Sotheby's International Realty Canada, Brokerage (Gravenhurst Unit 4)