



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

## LISTING INFORMATION PACKAGE



## 55 Topaz Street, Wasaga Beach



**KAREN E. WILLISON**

Sales Representative

705-888-0075

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LOCATIONS **NORTH**



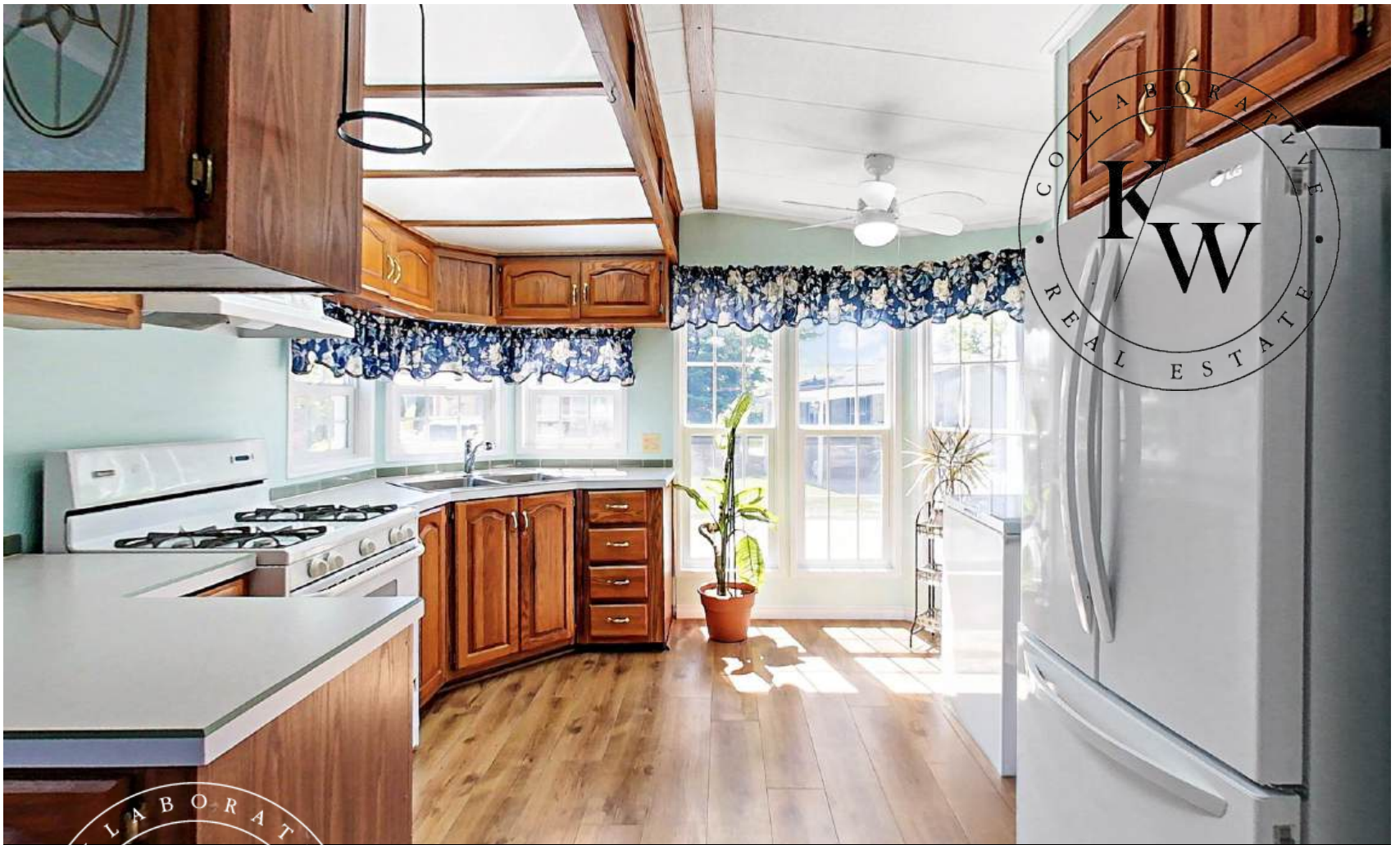
**KEVIN DASILVA**

Real Estate Agent

416-936-5656

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**CollaborativeRealEstate.ca**



859.87 sq. ft.



2 Bed



1 Bath



**KAREN E. WILLISON**  
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**KEVIN DA SILVA**  
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**Property Client Full**

**55 Topaz Street, Wasaga Beach, Ontario L9Z 1X7**

Listing

**55 Topaz St Wasaga Beach**  
**Active / Residential Freehold / Modular Home**

**MLS®#: S13239498**  
**List Price: \$290,000**

**New Listing**

**Simcoe/Wasaga Beach/Wasaga Beach**



Tax Amt/Yr: **\$1,034.96/2025** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **Land Lease: PT LT 24 CON 9 FLOS, PTS 1, 2 & 3 PL 51R31489, S/T RO1028852, RO1382103; WASAGA BEACH**

Style: **Bungalow** Rooms Rooms+: **6+0**  
Fractional Ownership: BR BR+: **2(2+0)**  
Assignment: Baths (F+H): **1(1+0)**  
Link: SF Range: **700-1100**  
Storeys: **1.0** SF Source: **Other**  
Lot Irreg: Lot Acres:  
Lot Front: **0.00** Fronting On: **N**  
Lot Depth: **0.00** Builder Name:  
Lot Size Code: **Feet**  
Zoning: **CT-9**  
Dir/Cross St: **Theme Park Drive & Topaz**

PIN #:	<b>583370175</b>	ARN #:	<b>436401001103900</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>0</b>	Possession Date:		Survey Year/Type:	<b>None</b>
Possession:	<b>Flexible</b>				
Kitch Kitch +	<b>1 (1+0)</b>	Exterior:	<b>Vinyl Siding</b>	Utilities:	<b>Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal</b>
Fam Rm:	<b>No</b>	Garage:	<b>No</b>	Water:	
Basement:	<b>/None</b>	Gar/Gar Spcs:	<b>None/0.0</b>	Water Supply Type:	
Fireplace/Stv:	<b>Yes</b>	Drive Pk Spcs:	<b>2.00</b>	Water Meter:	<b>Yes</b>
Fireplace Feat:	<b>Freestanding, Living Room, Natural Gas</b>	Tot Pk Spcs:	<b>2.00</b>	Waterfront Feat:	
Interior Feat:	<b>Water Heater Owned</b>	Pool:	<b>Indoor, Inground, Outdoor, Community</b>	Waterfront Struc:	
Parking Feat:	<b>Private Double</b>	Room Size:		Well Capacity:	
Heat:	<b>Forced Air</b>	Rural Services:		Well Depth:	
Heat Source:	<b>Gas</b>	Security Feat:		Sewers:	<b>Sewer Unknown</b>
A/C:	<b>Yes/Central Air</b>			Special Desig:	
Central Vac:	<b>No</b>			Farm Features:	
Apx Age:	<b>16-30</b>			Winterized:	<b>Fully</b>
Laundry Lev:	<b>Main</b>				
Property Feat:	<b>Beach, Campground, Library, Park, Rec Centre, Wooded/Treed</b>				
Exterior Feat:	<b>Controlled Entry, Deck, Porch Enclosed, Recreational Area, Year Round Living</b>				
Roof:	<b>Asphalt Rolled, Asphalt Shingle</b>				
Foundation:	<b>Slab</b>				
Topography:	<b>Flat</b>				
Soil Type:					
Waterfront Y/N:	<b>No</b>	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:	<b>None</b>	Dev Charges Paid:		HST App To SP:	<b>Included In</b>

**Remarks/Directions**

Client Rmks: **Year-round adult lifestyle living just a short walk from the beach! This well-kept 2-bedroom, 859 sq. ft. home offers an easy, low-maintenance retreat in the desirable Lakes of Wasaga Parkbridge Resort community. The bright and functional layout features an inviting eat-in kitchen with ample cabinetry, pantry storage, and plenty of natural light. Laminate flooring flows throughout, while central air, a forced-air gas furnace, and a cozy gas fireplace provide comfort in every season. Enjoy all the perks of resort-style living with access to an impressive collection of amenities, including four outdoor pools, one indoor pool, playground, mini golf, tennis courts, walking paths, and more. A convenient path leads directly toward the beach, making it easy to enjoy summer days by the water. Close to shopping, restaurants, and local conveniences, this property is a wonderful opportunity for those seeking a relaxed year-round lifestyle in a vibrant recreational community.**

Inclusions: **Refrigerator, Stove, Washer/Dryer Combo Unit (as is), Window Coverings, Ceiling Fans**

**Rooms**

**MLS®#: S13239498**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Living Room</b>	<b>Main</b>	<b>3.45 M X 4.43 M</b>	<b>11.31 Ft x 14.53 Ft</b>		<b>Gas Fireplace, Laminate</b>
<b>Dining Room</b>	<b>Main</b>	<b>3.47 M X 2.53 M</b>	<b>11.38 Ft x 8.30 Ft</b>		<b>Laminate</b>
<b>Kitchen</b>	<b>Main</b>	<b>3.57 M X 3.68 M</b>	<b>11.71 Ft x 12.07 Ft</b>		<b>Double Sink, Laminate, Pantry</b>
<b>Primary Bedroom</b>	<b>Main</b>	<b>3.48 M X 3.16 M</b>	<b>11.41 Ft x 10.36 Ft</b>		<b>Closet, Linoleum, W/O To Deck</b>
<b>Bedroom</b>	<b>Main</b>	<b>2.69 M X 3.34 M</b>	<b>8.82 Ft x 10.95 Ft</b>		<b>Closet, Laminate, Semi</b>
<b>Bathroom</b>	<b>Main</b>			<b>4</b>	<b>Ensuite</b>

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COLLABORATIVE  
REAL ESTATE

**Expense/Utility/House Details**

**55 Topaz Street, Wasaga Beach**

House Details

Item	Year	Notes
Year Home was Built	1999	
Air Conditioner	2021	
Windows	1999	
Roof	2021	
Furnace	2021	

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$1,034.96 <i>(scheduled to increase with next owner to \$1,668.96 per year)</i>	Town of Wasaga Beach <i>(collected by Parkbridge Lifestyle Communities together with Land Lease Fee)</i>
Land Lease Fee	\$5,247.42 <i>(scheduled to increase with next owner to \$8,700.00 per year)</i>	Parkbridge Lifestyle Communities
Insurance Premium	\$1,145.33	
Gas	\$1,212.00	Wasaga Distribution Inc.
Hydro	\$1,092.00	Wasaga Distribution Inc.
Water/Sewer		Town of Wasaga Beach
Internet/Cable Provider	\$1,080.00	Rogers

Lawn/Garden Maintenance	N/A	Self
Snow Removal	N/A	Self

### Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	LG	2022
Stove/Oven	Westinghouse	
Washer/Dryer Combo Unit	Frigidaire	1999 **as is

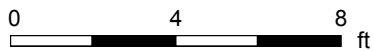
### Additional Notes:

Replaced toilet, sink & shower
Replaced kitchen sink
Added leaf guards (2023)
New flooring in sunroom (2024)
Replaced eaves trough (2021)
New front stairs (2025)
Newer deck out back
Updated ceiling fans
Shed has electrical and a workbench
Inground sprinkler system rough-in - as is
Gas fireplace (2021)

Rental Equipment - None

# 55 Topaz St, Wasaga Beach, ON

Main Floor Exterior Area 850.50 sq ft  
Interior Area 787.85 sq ft



PREPARED: 2026/06/02



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 55 Topaz St, Wasaga Beach, ON

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

4pc Bath: 6'4" x 8'8"

Bedroom: 8'10" x 10'11"

Dining: 11'4" x 8'3"

Kitchen: 11'9" x 12'1"

Living: 11'4" x 14'6"

Primary: 11'5" x 10'4"

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 787.85 sq ft

Perimeter Wall Thickness: 6.0 in

Exterior Area: 850.50 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 787.85 sq ft

Exterior Area: 850.50 sq ft

# 55 Topaz St, Wasaga Beach, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

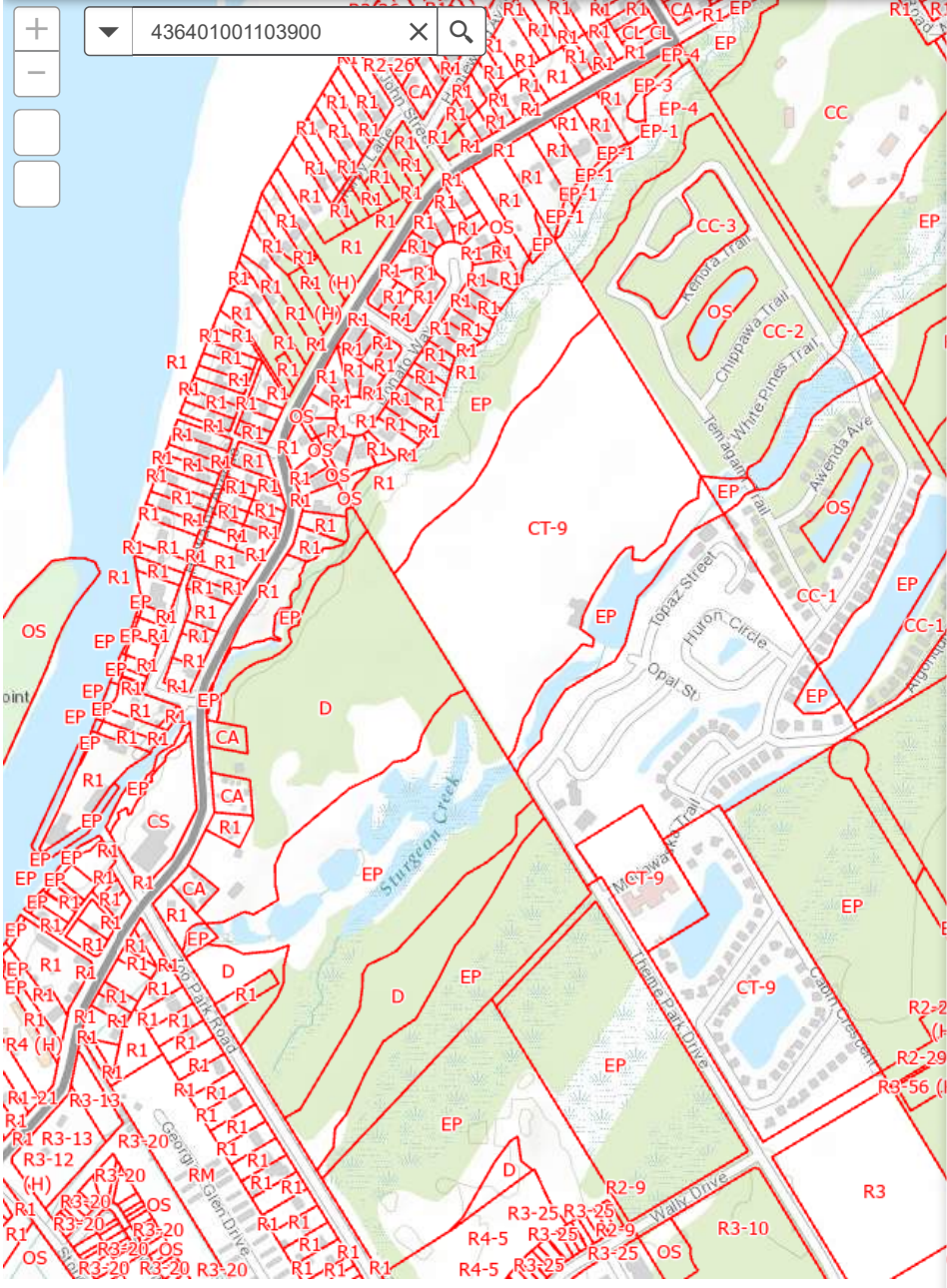
**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>



## Zone List

- R1-Residential Type 1 Zone
- R2-Residential Type 2 Zone
- R3-Residential Type 3 Zone
- R4-Residential Type 4 Zone
- RM-Residential Modular Home
- RE-Residential Estate
- CD-District Commercial Zone
- CS-Service Commercial Zone
- CL-Local Commercial Zone
- CR-Recreation Commercial Zone
- CT-Tourist Commercial Zone
- CA-Accommodation Commercial Zone
- CC-Campground Commercial Zone
- I-Institutional Zone
- MI-Industrial Inside Storage Zone
- MO-Industrial Outside Storage Zone
- ME-Industrial Extractive Zone
- MW-Waste Disposal Zone
- OS-Open Space Zone
- EP-Environmental Protection Zone
- RU-Rural Zone
- D-Development Zone
- DC1-Downtown Core Mixed-Use Zone
- DC2-Downtown Core Zone
- DG1-Downtown Gateway Mixed-Use Zone
- DG2-Downtown Gateway Transition Zone
- B1-Beach Mixed-Use Zone
- B2-Beach Transition Zone

600ft

-79.985 44.535 Degrees

Parkbridge Lifestyle Communities Inc.  
Wasaga CountryLife Cottage & RV Resort  
75 Theme Park Drive  
Wasaga Beach, ON  
L9Z1X7



## Official Yearly Receipt 2025

**Received From :**

55 Topaz Street

Wasaga Beach, ON  
L9Z 1X7

<b>Date</b>	<b>Description</b>	<b>Amount</b>
January 2025	PB ppty Tax Coll. from Tenants (TAXCOLL)	73.11
January 2025	Rent - Residential (RES)	431.89
February 2025	PB ppty Tax Coll. from Tenants (TAXCOLL)	73.11
February 2025	Rent - Residential (RES)	431.89
March 2025	PB ppty Tax Coll. from Tenants (TAXCOLL)	73.11
March 2025	Rent - Residential (RES)	431.89
April 2025	PB ppty Tax Coll. from Tenants (TAXCOLL)	149.77
April 2025	Rent - Residential (RES)	431.89
May 2025	PB ppty Tax Coll. from Tenants (TAXCOLL)	77.25
May 2025	Rent - Residential (RES)	431.89
June 2025	PB ppty Tax Coll. from Tenants (TAXCOLL)	77.25
June 2025	Rent - Residential (RES)	431.89
July 2025	PB ppty Tax Coll. from Tenants (TAXCOLL)	77.25
July 2025	Rent - Residential (RES)	442.68
August 2025	PB ppty Tax Coll. from Tenants (TAXCOLL)	77.25
August 2025	Rent - Residential (RES)	442.68
September 2025	PB ppty Tax Coll. from Tenants (TAXCOLL)	77.25
September 2025	Rent - Residential (RES)	442.68
October 2025	PB ppty Tax Coll. from Tenants (TAXCOLL)	77.25
October 2025	Rent - Residential (RES)	442.68
November 2025	PB ppty Tax Coll. from Tenants (TAXCOLL)	77.25
November 2025	Rent - Residential (RES)	442.68
December 2025	PB ppty Tax Coll. from Tenants (TAXCOLL)	125.11
December 2025	Rent - Residential (RES)	442.68
<b>Total :</b>		<b>6,282.38</b>

**Prepared by :** Trevor Burnham