



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



55 Topaz Street, Wasaga Beach



KAREN E. WILLISON

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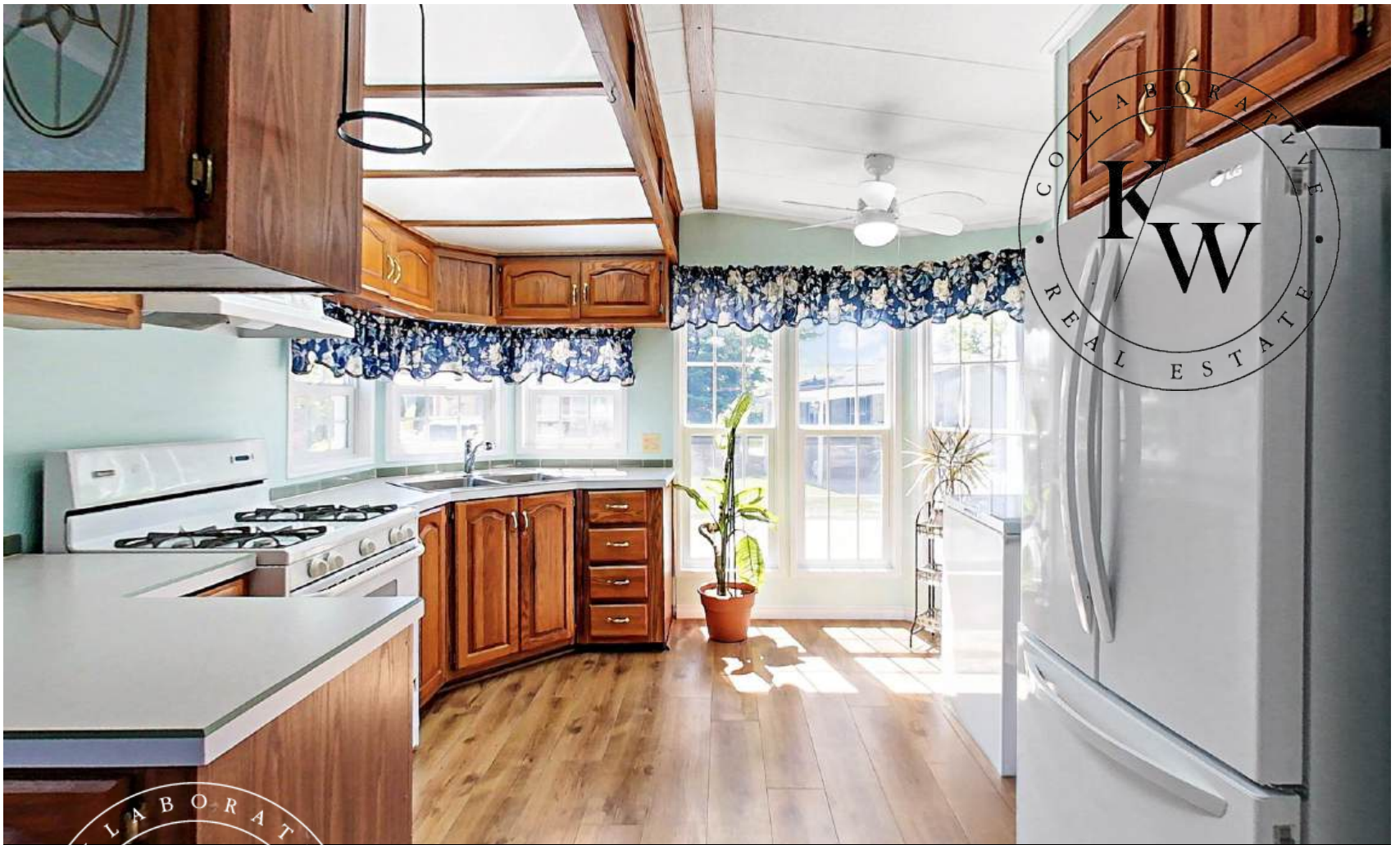
LOCATIONS **NORTH**



KEVIN DASILVA

Real Estate Agent
416-936-5656
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859.87 sq. ft.



2 Bed



1 Bath



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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: \$285,000
Price Decrease



Simcoe/Wasaga Beach/Wasaga Beach

Tax Amt/Yr: **\$1,034.96/2025** Transaction: **Sale**
SPIS: **No** DOM: **15**
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: **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 #:	583370175	ARN #:	436401001103900	Contact After Exp:	No
Holdover:	0	Possession Date:		Survey Year/Type:	None
Possession:	Flexible				
Kitch Kitch +	1 (1+0)	Exterior:	Vinyl Siding	Utilities:	Gas, Hydro, Sewers, Cable Available, Telephone Available
Fam Rm:	No	Garage:	No	Water:	Municipal
Basement:	/None	Gar/Gar Spcs:	None/0.0	Water Supply Type:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	2.00	Water Meter:	Yes
Fireplace Feat:	Freestanding, Living Room, Natural Gas	Tot Pk Spcs:	2.00	Waterfront Feat:	
Interior Feat:	Water Heater Owned	Pool:	Indoor, Inground, Outdoor, Community	Waterfront Struc:	
Parking Feat:	Private Double	Room Size:		Well Capacity:	
Heat:	Forced Air	Rural Services:		Well Depth:	
Heat Source:	Gas	Security Feat:		Sewers:	Sewer Unknown
A/C:	Yes/Central Air			Special Desig:	
Central Vac:	No			Farm Features:	
Apx Age:	16-30			Winterized:	Fully
Laundry Lev:	Main				
Property Feat:	Beach, Campground, Library, Park, Rec Centre, Wooded/Treed				
Exterior Feat:	Controlled Entry, Deck, Porch Enclosed, Recreational Area, Year Round Living				
Roof:	Asphalt Rolled, Asphalt Shingle				
Foundation:	Slab				
Topography:	Flat				
Soil Type:					
Waterfront Y/N:	No	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:	None	Dev Charges Paid:		HST App To SP:	Included In

Remarks/Directions

Client Rmks: **Year-round 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. Updates: Roof (2021) Furnace (2021) Fireplace (2021) A/C (2021) Eves (2021) Taps & sink WR (2021) Fridge (2023) Toilet (2024) Sunroom Floor (2024) Kit. Sink (2025) Deck (2025)**

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

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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

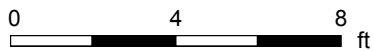
Additional Notes:

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

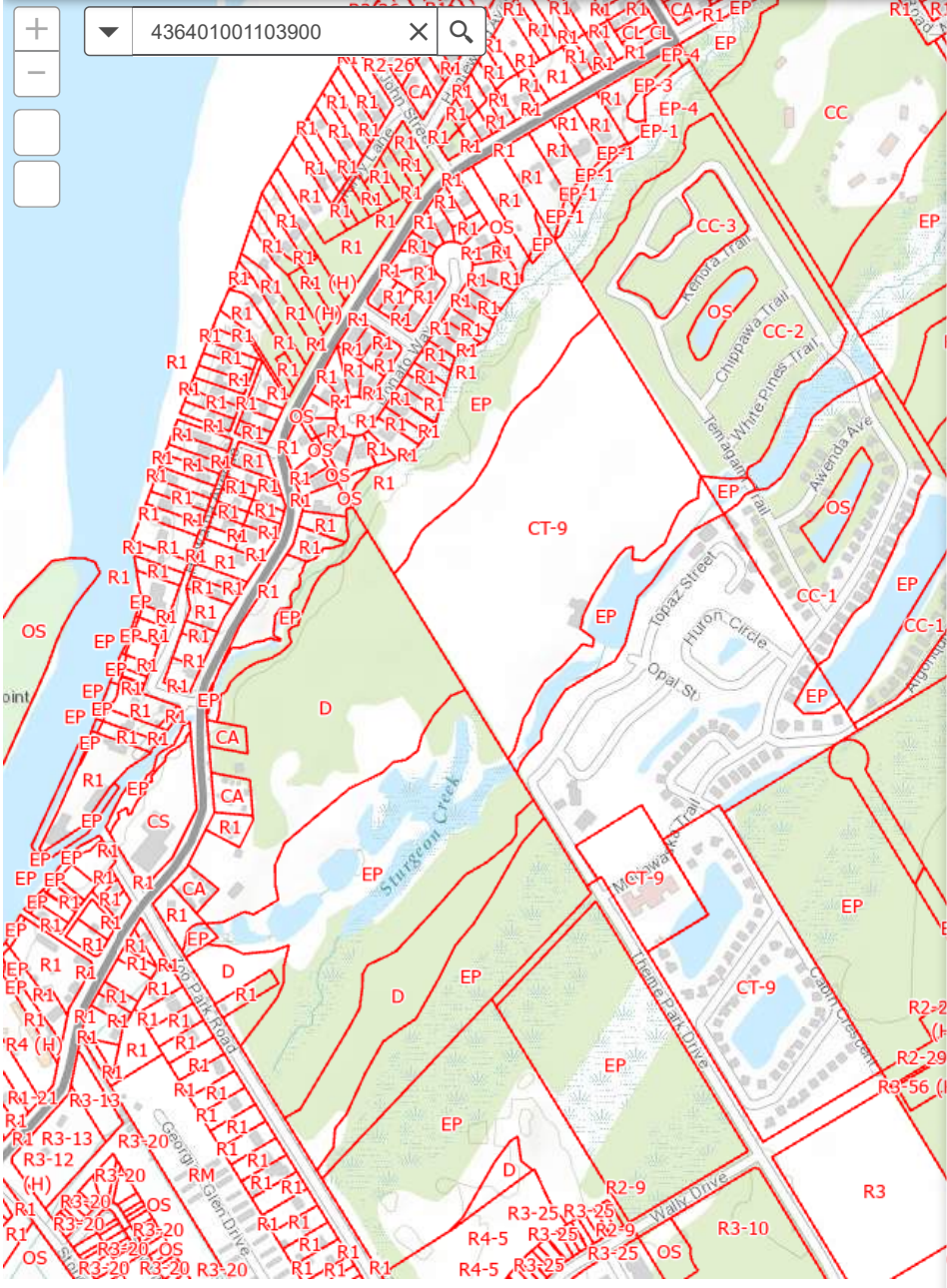
A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

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

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

Date	Description	Amount
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
Total :		6,282.38

Prepared by : Trevor Burnham