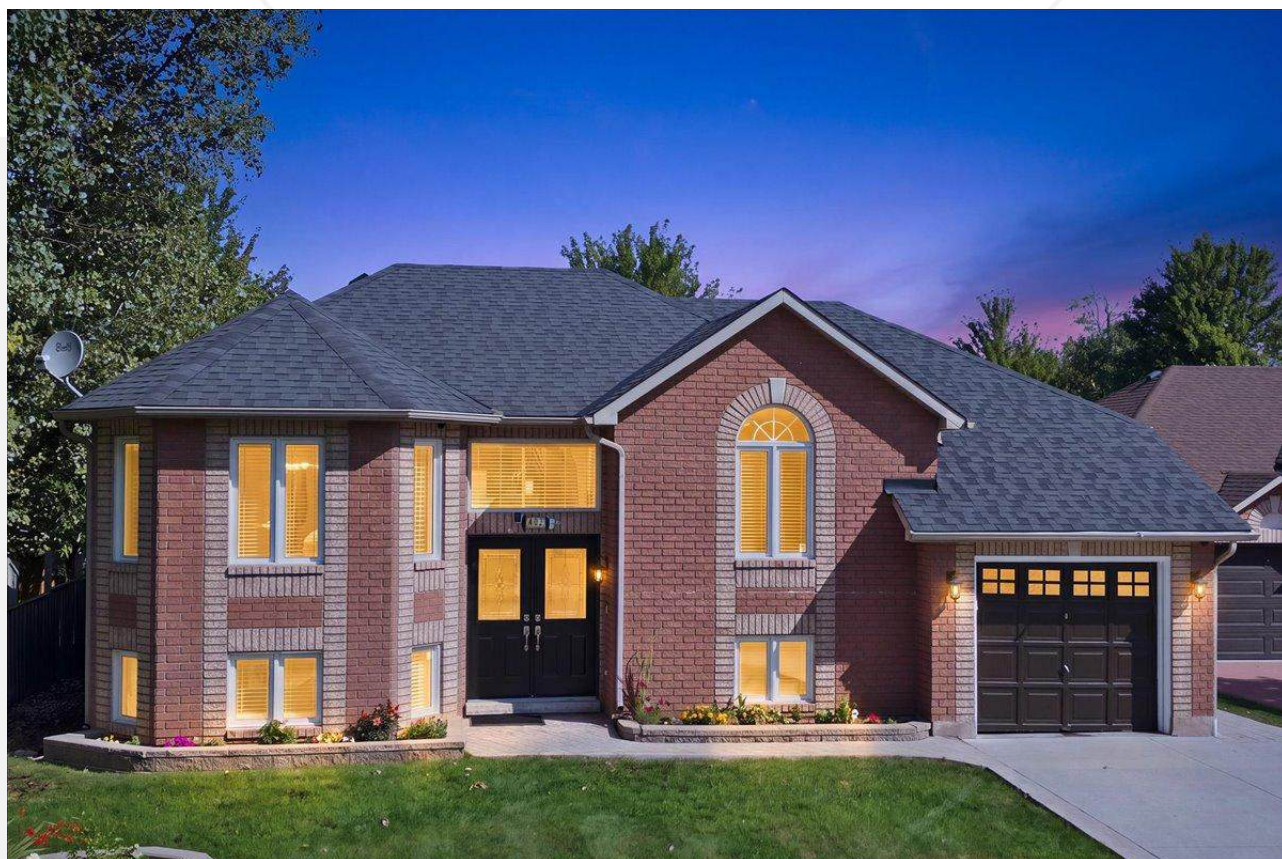




COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



402 Ramblewood Drive, Wasaga Beach

KAREN E. WILLISON

Sales Representative
705-888-0075
kwillison@royallepage.ca



LOCATIONS **NORTH**



KEVIN DASILVA

Real Estate Agent
416-936-5656
kevin@renorthsouth.com





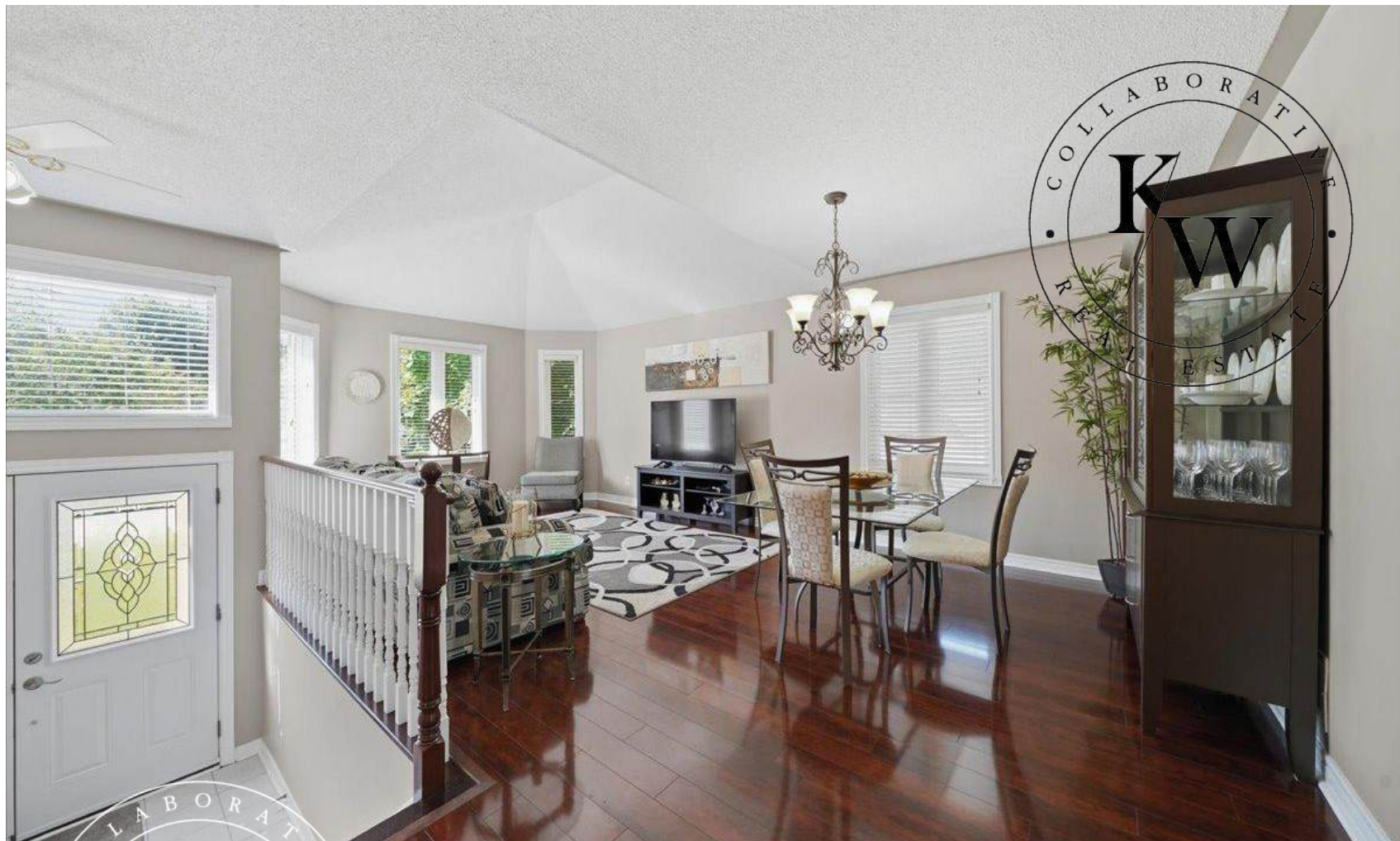
COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

Quick Facts

402 Ramblewood Drive, Wasaga Beach

- All-brick raised bungalow in an established Wasaga Beach neighbourhood
- Bright, spacious main level with hardwood flooring and large windows
- Generous kitchen with an easy flow to the living and dining areas
- Finished lower level with a large recreation room, two bedrooms, bathroom, and utility/laundry room
- Large deck, generous backyard, attached garage, and ample parking
- Minutes to Georgian Bay, shopping, restaurants, trails, Collingwood, and Blue Mountain
- 4 bedrooms with main floor primary suite
- 3 baths
- 1 car garage



CollaborativeRealEstate.ca



2,388 sq. ft.



2+2 Bed



2+1 Bath



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Royal LePage Locations North, Brokerage
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Property Client Full

402 Ramblewood Drive, Wasaga Beach, Ontario L9Z 2N9

Listing

402 Ramblewood Dr Wasaga Beach

Active / Residential Freehold / Detached

MLS®#: S13666368

List Price: \$729,900

New Listing



Simcoe/Wasaga Beach/Wasaga Beach

Tax Amt/Yr: **\$3,479.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **LT 89 PL 51M659; S/T RIGHT IN SC263006; WASAGA BEACH**

Style: **Bungalow Raised** Rooms Rooms+: **5+4**
Fractional Ownership: **No** BR BR+: **4(2+2)**
Assignment: **No** Baths (F+H): **3(2+1)**
Link: **No** SF Range: **1100-1500**
Storeys: SF Source: **Other**
Lot Irreg: Lot Acres: **< 0.50**
Lot Front: **57.54** Fronting On: **N**
Lot Depth: **119.85** Builder Name:
Lot Size Code: **Feet**
Zoning: **R1**
Dir/Cross St: **Ramblewood Drive & Lyons Court**

PIN #: **589520301**
Holdover: **120**
Possession: **Flexible**

ARN #: **436401001563560**
Possession Date:

Contact After Exp: **No**
Survey Year/Type: **None**

Kitch Kitch + **1 (1+0)**
Fam Rm: **No**
Basement: **Yes/Finished, Full**
Fireplace/Stv: **No**
Interior Feat: **Auto Garage Door Remote, Sump Pump, Water Heater, Water Softener**
Parking Feat: **Private Double**
Heat: **Forced Air**
Heat Source: **Gas**
A/C: **Yes/Central Air**
Central Vac: **No**
Apx Age: **16-30**
POTL/Mnth Fee: **No**
Laundry Lev: **Lower**
Property Feat: **Beach, Grnbelt/Conserv, Lake/Pond, Place of Worship, Wooded/Treed, Fenced Yard**
Exterior Feat: **Deck, Recreational Area, Year Round Living**
Roof: **Asphalt Shingle**
Foundation: **Poured Concrete**
Topography: **Flat**
Soil Type:
Waterfront Y/N: **No**
Water Struct:
Under Contract: **Hot Water Heater**
View: **Pond, Trees/Woods**

Exterior: **Brick**
Garage: **Yes**
Gar/Gar Spcs: **Attached Garage/1.0**
Drive Pk Spcs: **4.00**
Tot Pk Spcs: **5.00**
Pool: **None**
Room Size:
Rural Services:
Security Feat: **Carbon Monoxide Detectors, Smoke Detector**
Waterfront:
Easements/Restr:
Dev Charges Paid:
Lot Shape:

Utilities: **Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal**
Water:
Water Supply Type:
Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Sewer Unknown**
Special Desig:
Farm Features:
Winterized: **Fully**

Island YN:
HST App To SP: **Included In**
Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Perfectly positioned in one of Wasaga Beach's most desirable neighbourhoods, this sun-filled 4 bed brick bungalow with over 2,200 of living space backs onto a serene pond with no rear neighbours, while sitting directly across from the Carly Patterson Memorial Trail system. Whether you're an outdoor enthusiast or someone who simply craves peace, privacy, and natural beauty, this home delivers it all without compromise. Inside, the space opens up dramatically thanks to soaring ceilings in the living room, creating an airy and elevated atmosphere. Natural light floods the home, especially through the oversized windows in the expansive eat-in kitchen, where there's ample room to cook, gather, and unwind. Step outside from here onto your two-tier deck, perfectly set up for al fresco dining or sunset drinks overlooking the water. The main level features two spacious bedrooms, including a primary suite with a walk-in closet and private ensuite, plus a full guest bath. Downstairs, the fully finished lower level is bright and versatile, with oversized windows that make it feel like the main floor. Here you'll find two more large bedrooms, a cozy family room, full bathroom, laundry, and plenty of storage - ideal for multi-generational living, teens, or guests. The backyard is fully fenced, offering a safe space for children or pets, and a peaceful retreat surrounded by nature. Out front, the concrete driveway comfortably fits 4 cars, plus there's an attached**

single-car garage - perfect for parking during snowy Ontario winters. From a location perspective, it's a gem: you're minutes to the beach, local schools, shopping, and restaurants. Blue Mountain is just 25 minutes away, and you're only 10 minutes to Collingwood or Stayner. This isn't just a house - it's your chance to own a rare combination of comfort, functionality, and natural beauty in a community that continues to grow in demand. See it in person and you'll feel the difference.

Inclusions: Refrigerator, dishwasher, stove, microwave range, washer, dryer, garage door opener, gazebo on deck

Listing Contracted With: Royal LePage Locations North 705-429-4800

Prepared By: KAREN E WILLISON, REALTOR Salesperson

Date Prepared: 08/12/2026

Rooms

MLS® #: S13666368

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	3.35 M X 2.93 M	10.99 Ft x 9.61 Ft		Double Sink, Sliding Doors, Tile Floor
Living Room	Main	6.92 M X 3.76 M	22.70 Ft x 12.34 Ft		Hardwood Floor, Vaulted Ceiling
Dining Room	Main	3.41 M X 2.71 M	11.19 Ft x 8.89 Ft		Hardwood Floor
Primary Bedroom	Main	3.78 M X 5.24 M	12.40 Ft x 17.19 Ft		2 Pc Ensuite, Laminate, W/I Closet
Bedroom	Main	3.69 M X 3.6 M	12.11 Ft x 11.81 Ft		Closet, Laminate
Recreation	Lower	6.43 M X 9.02 M	21.10 Ft x 29.59 Ft		Broadloom, Pot Lights
Bedroom	Lower	5.58 M X 3.41 M	18.31 Ft x 11.19 Ft		Laminate
Bedroom	Lower	3.32 M X 3.6 M	10.89 Ft x 11.81 Ft		Laminate
Utility Room	Lower	3.63 M X 3.78 M	11.91 Ft x 12.40 Ft		Combined w/Laundry, Vinyl Floor, Laundry Sink
Bathroom	Main			4	
Bathroom	Main			2	
Bathroom	Main			3	

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Expense/Utility/House Details

402 Ramblewood Drive, Wasaga Beach

House Details

Item	Year	Notes
Year Home was Built	2003	
Air Conditioner	2005	York
Windows	2003	
Roof	2017	
Furnace	2004	Aire Flow

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$3,479.00 (2025)	Town of Wasaga Beach
Insurance Premium		
Gas	\$1,024.00 (equal billing of \$84/month + \$100.00 end of year top up)	Enbridge Gas
Hydro	\$900.00 (est)	Wasaga Distribution
Rental Equipment Contracts	\$810.72	Enbridge
Water/Sewer	\$630.00	Town of Wasaga Beach
Internet/Cable Provider		Rogers
Lawn/Garden Maintenance	N/A	Self
Snow Removal	\$550.00	

Rental Equipment

Item	Provider	Contact/Notes
Hot Water Heater	Reliance	\$67.56/month Rheem, 50 Gallon Power Vented

Appliances

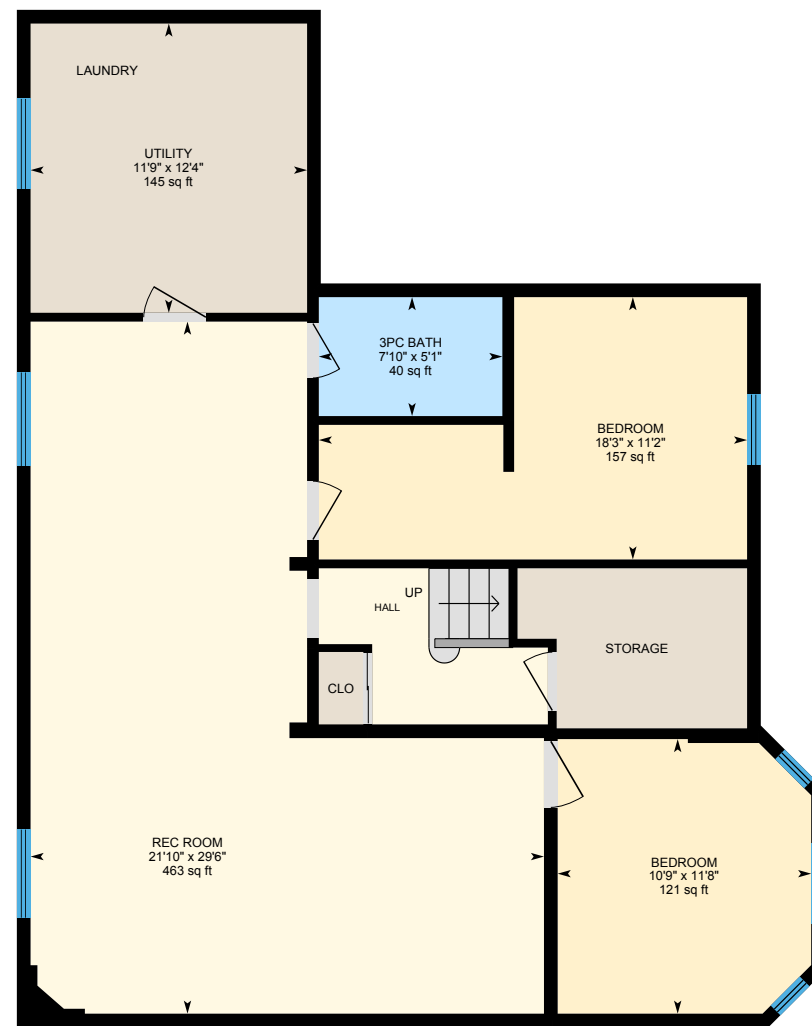
Appliance	Make/Model	Year/Notes
Refrigerator	Whirlpool	2023
Dishwasher	Whirlpool	2020
Stove/Oven	Frigidaire	2024
Built-In Microwave	Panasonic	2017
Washer	Samsung	
Dryer	Samsung	

402 Ramblewood Dr, Wasaga Beach, ON

Main Building: Total Exterior Area Above Grade 1206.07 sq ft



1st Floor
Exterior Area 1206.07 sq ft



Basement (Below Grade)
Exterior Area 1182.21 sq ft

0 4 8
ft

PREPARED: 2026/08/05

402 Ramblewood Dr, Wasaga Beach, ON

1st Floor Exterior Area 1206.07 sq ft
Interior Area 1114.45 sq ft
Excluded Area 0.47 sq ft



0 3 6 ft

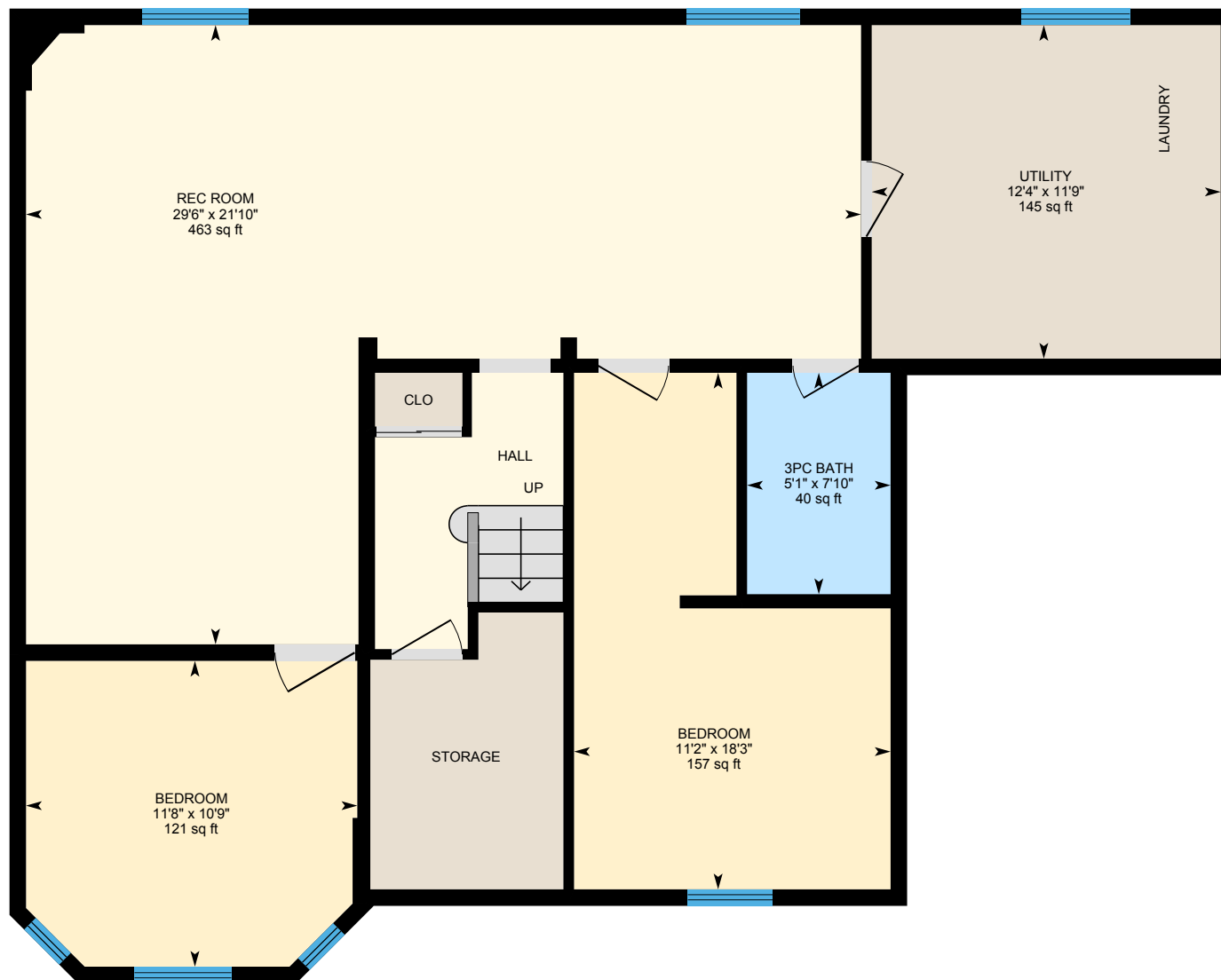
PREPARED: 2026/08/05



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.

402 Ramblewood Dr, Wasaga Beach, ON

Basement (Below Grade) Exterior Area 1182.21 sq ft
Interior Area 1094.39 sq ft



0 3 6 ft

PREPARED: 2026/08/05



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.

402 Ramblewood Dr, 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

1ST FLOOR

2pc Ensuite: 5'11" x 5'11" | 35 sq ft

4pc Bath: 4'11" x 8'1" | 39 sq ft

Bedroom: 12'10" x 11'8" | 140 sq ft

Dining: 11'2" x 8'9" | 97 sq ft

Kitchen: 11' x 9'6" | 105 sq ft

Living: 22'7" x 12'4" | 266 sq ft

Primary: 12'4" x 17'2" | 212 sq ft

BASEMENT

3pc Bath: 7'10" x 5'1" | 40 sq ft

Bedroom: 18'3" x 11'2" | 157 sq ft

Bedroom: 10'9" x 11'8" | 121 sq ft

Rec Room: 21'10" x 29'6" | 463 sq ft

Utility: 11'9" x 12'4" | 145 sq ft

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

1ST FLOOR

Interior Area: 1114.45 sq ft

Excluded Area: 0.47 sq ft

Perimeter Wall Thickness: 7.0 in

Exterior Area: 1206.07 sq ft

BASEMENT (Below Grade)

Interior Area: 1094.39 sq ft

Perimeter Wall Thickness: 7.0 in

Exterior Area: 1182.21 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1114.45 sq ft

Excluded Area: 0.47 sq ft

Exterior Area: 1206.07 sq ft

Prepared: Aug 5, 2026

This property was measured by OTBx Air.

Total Above Grade Floor Area is RMS size. For detached properties, use Main Building Exterior Area.

For properties with shared walls (e.g. Apartments, Townhouses) use Main Building Interior Area.

402 Ramblewood Dr, 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

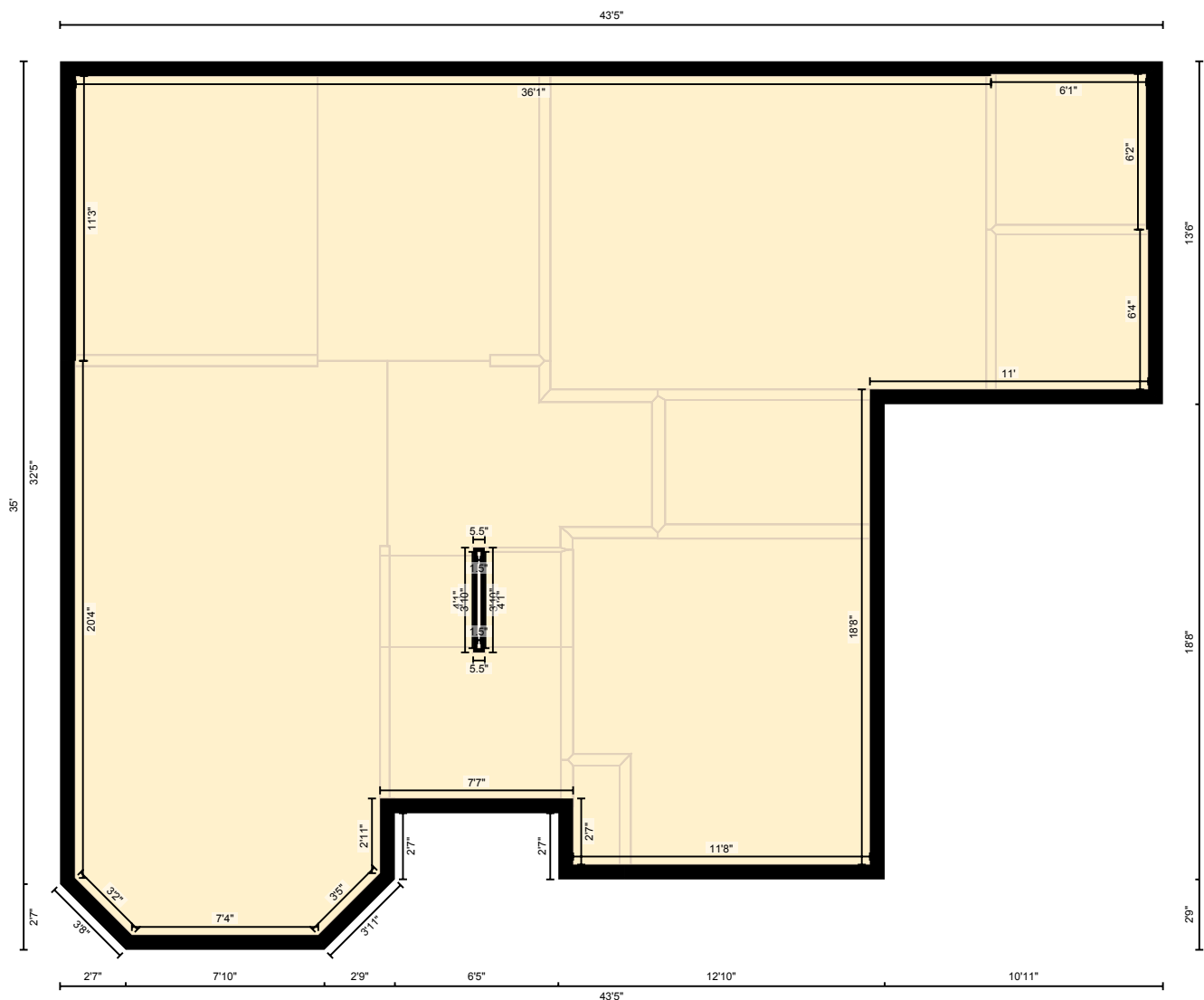
A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

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

402 Ramblewood Dr, Wasaga Beach, ON

Measurement Diagram for: 1st Floor

Exterior Wall Thickness: 7.0 in

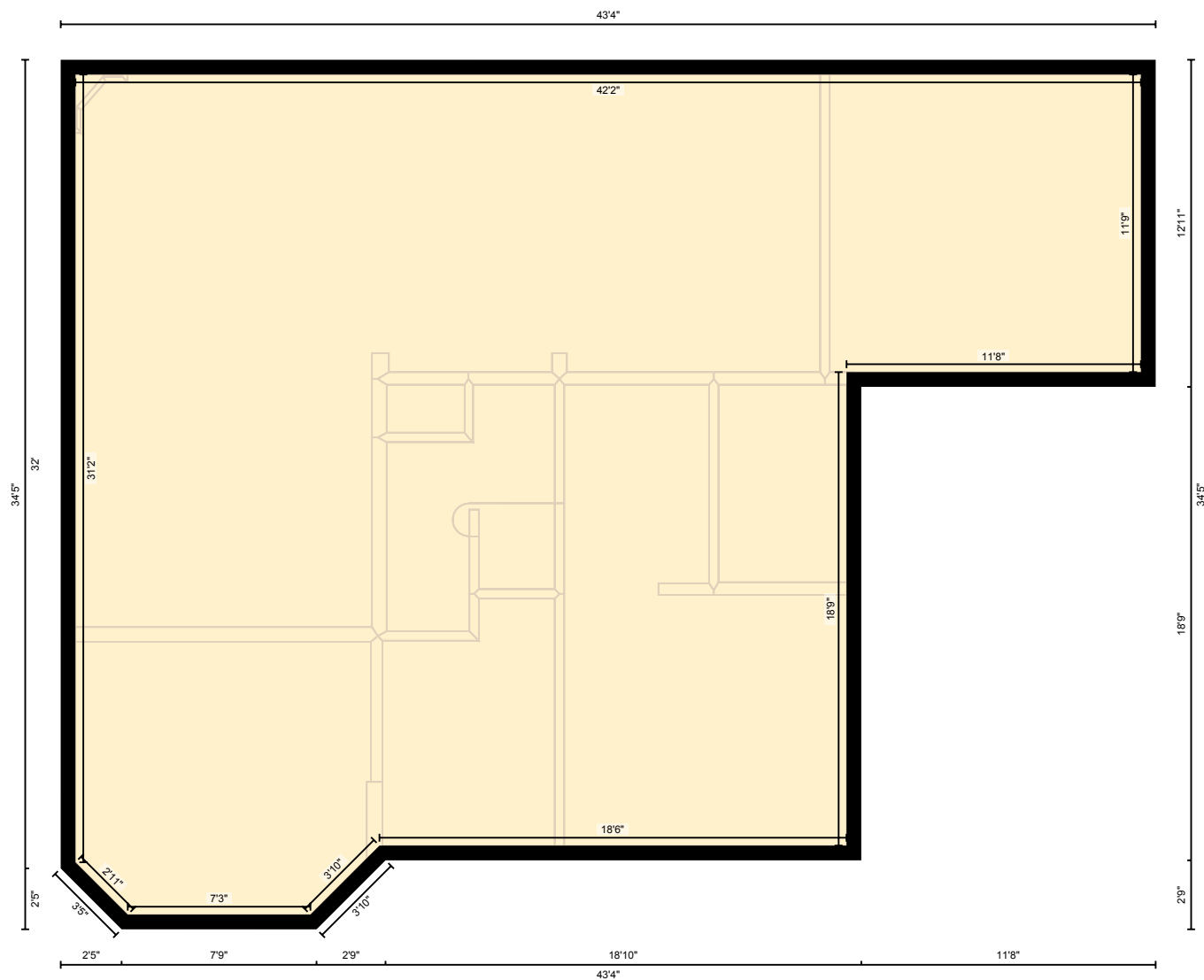


PREPARED: 2026/08/05

402 Ramblewood Dr, Wasaga Beach, ON

Measurement Diagram for: Basement

Exterior Wall Thickness: 7.0 in



PREPARED: 2026/08/05

