



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



6 Royal Beech Drive, Wasaga Beach

KAREN E. WILLISON

Sales Representative
705-888-0075
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LOCATIONS **NORTH**



KEVIN DASILVA

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





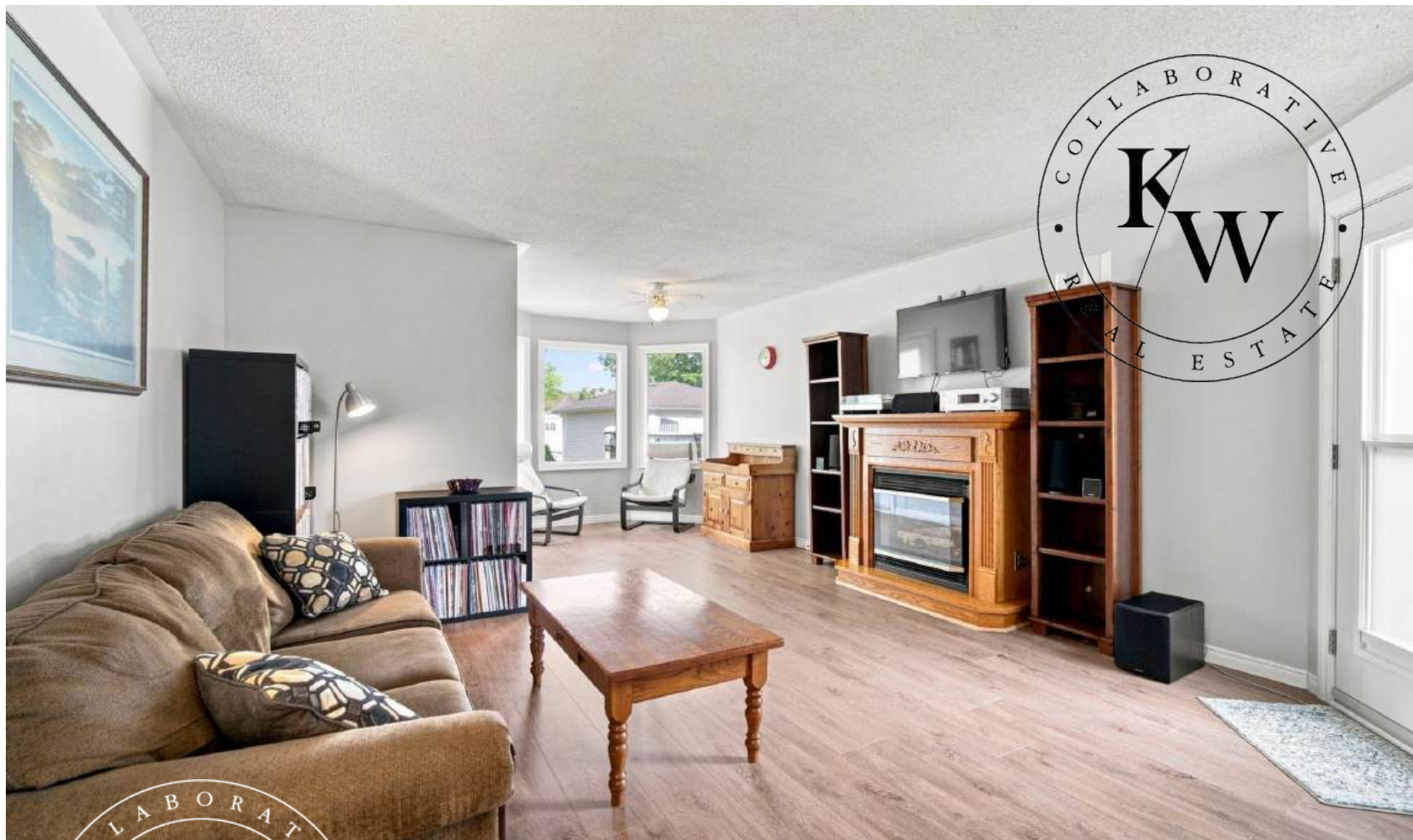
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Quick Facts **6 Royal Beech Drive, Wasaga Beach**

- **3,658 sq. ft. of living space with multiple areas for family and entertaining**
- **3 main-floor bedrooms, including a primary with 2-piece ensuite, plus 4-piece family bath and main-floor laundry**
- **Self-contained 2-bedroom lower-level apartment with separate entrance, full kitchen, living room, den and walk-up to the backyard**
- **Large entertaining deck, additional side deck and an oversized, fully fenced yard surrounded by mature trees**
- **Attached double-car garage, generous driveway parking and exceptional lower-level storage**
- **Provincial Park lands and trails directly across the road, with the sands of Wasaga Beach just a 5 minute drive or a 20-minute walk away**

| CollaborativeRealEstate.ca |
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CollaborativeRealEstate.ca



3,658 sq. ft.



3+2 Bed



2+1 Bath



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Royal LePage Locations North, Brokerage
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Property Client Full

6 Royal Beech Drive, Wasaga Beach, Ontario L9Z 1H1

Listing

[6 Royal Beech Dr Wasaga Beach](#)

Active / Residential Freehold / Detached

MLS® #: S13731138

List Price: **\$735,000**

New Listing



Simcoe/Wasaga Beach/Wasaga Beach

Tax Amt/Yr: **\$4,381.75/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PCL 3-1 SEC 51M352; LT 3 PL 51M352 WASAGA BEACH; S/T LT128353; WASAGA BEACH**

Style: **Bungalow Raised** Rooms Rooms+: **9+10**
Fractional Ownership: **No** BR BR+: **5(3+2)**
Assignment: **No** Baths (F+H): **3(2+1)**
Link: **No** SF Range: **1500-2000**
Storeys: **As per** SF Source: **Other**
Lot Irreg: **Geowarehouse** Lot Acres: **< 0.50**
Lot Front: **71.01** Fronting On: **N**
Lot Depth: **182.15** Builder Name:
Lot Size Code: **Feet**
Zoning: **R1**
Dir/Cross St: **Blueberry Trail & Royal Beech Drive**

PIN #:	589660258	ARN #:	43640100809408	Contact After Exp:	No
Holdover:	120	Possession Date:		Survey Year/Type:	None
Possession:	Flexible				
Kitch Kitch +	2 (1+1)	Exterior:	Vinyl Siding	Utilities:	Gas, Hydro, Sewers,
Fam Rm:	Yes	Garage:	Yes		Cable Available,
Basement:	Yes/Apartment, Finished,	Gar/Gar Spcs:	Attached Garage/2.0		Telephone Available
	Full, Separate Entrance,	Drive Pk Spcs:	6.00	Water:	Municipal
	Walk-Up	Tot Pk Spcs:	8.00	Water Supply Type:	
Fireplace/Stv:	No	Pool:	None	Water Meter:	
Interior Feat:	Auto Garage Door Remote,	Room Size:		Waterfront Feat:	
	In-Law Suite, Primary	Rural Services:		Waterfront Struc:	
	Bedroom - Main Floor,	Security Feat:	Carbon Monoxide	Well Capacity:	
	Sump Pump, Water Heater		Detectors, Smoke	Well Depth:	
Parking Feat:	Private Double		Detector	Sewers:	Sewer
Heat:	Forced Air			Special Desig:	Unknown
Heat Source:	Gas			Farm Features:	
A/C:	Yes/Central Air			Winterized:	Fully
Central Vac:	No				
Apx Age:	31-50				
POTL/Mnth Fee:	No				
Laundry Lev:	Main				
Property Feat:	Beach, Golf,				
	Grnbelt/Conserv, Library,				
	Rec Centre, Skiing				
Exterior Feat:	Deck, Landscaped, Porch,				
	Recreational Area, Year				
	Round Living				
Roof:	Asphalt Shingle				
Foundation:	Poured Concrete				
Soil Type:					
Waterfront Y/N:	No	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:	Hot Water Heater	Dev Charges Paid:		HST App To SP:	Included In
View:	Trees/Woods	Lot Shape:	Rectangular	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **It's hard to believe you're in a subdivision. Surrounded by mature trees, wildlife and a lush, private-feeling backyard, 6 Royal Beech Drive offers an exceptional amount of space in a setting that feels wonderfully connected to nature. With just over 3,650 sq. ft. of living space and a completely separate, self-contained lower-level apartment, this raised bungalow is especially well suited to multi-generational living. A spacious foyer introduces a generous main floor designed for both gathering and everyday life. The kitchen and dining area are joined by a front living room and separate rear family room, giving everyone room to spread out. Three bedrooms include a spacious primary with 2-piece ensuite, along with a 4-piece family bath and convenient main-floor laundry. Outside, expansive decks overlook the beautifully treed, fully fenced backyard—a peaceful place to entertain, play or simply enjoy the greenery. The lower-level apartment truly functions as a home of its own, with a separate entrance, kitchen and breakfast area, living room with walk-up to the outdoors, den, 3-piece bath and two bedrooms. A cold room, two substantial**

storage rooms and utility room provide even more valuable space. The lifestyle outside your door is just as appealing. Provincial Park lands bring wildlife practically to the front doorstep, while the Wasaga Nordic & Trail Centre and its extensive cross-country ski and trail network are just down the street. Blueberry Trail parks, playgrounds, tennis courts, Town Hall and other community amenities are close by, and Georgian Bay's sandy shoreline is about a 20-minute walk away. Add a double garage and generous parking and this is a remarkably flexible home for families who want space, privacy and four-season Wasaga Beach living.

Inclusions: **Main floor - refrigerator, stove, dishwasher, washer, dryer. Lower level - refrigerator, stove.**

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

Date Prepared: 09/01/2026

Rooms

MLS® #: S13731138

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	3.86 M X 3.12 M	12.66 Ft x 10.24 Ft		Tile Floor
Living Room	Main	4.14 M X 4.7 M	13.58 Ft x 15.42 Ft		Broadloom
Kitchen	Main	4.17 M X 4.6 M	13.68 Ft x 15.09 Ft		Double Sink, Laminate, Open Concept
Dining Room	Main	1.8 M X 2.47 M	5.91 Ft x 8.10 Ft		Laminate, Open Concept
Family Room	Main	4.42 M X 6.83 M	14.50 Ft x 22.41 Ft		Laminate, Open Concept, W/O To Deck
Primary Bedroom	Main	4.94 M X 4.09 M	16.21 Ft x 13.42 Ft		2 Pc Ensuite, Laminate
Bedroom	Main	3.63 M X 2.87 M	11.91 Ft x 9.42 Ft		Closet, Laminate
Bedroom	Main	4.47 M X 3.58 M	14.67 Ft x 11.75 Ft		Double Closet, Laminate
Laundry	Main	3.63 M X 2.9 M	11.91 Ft x 9.51 Ft		Laminate, W/O To Garage, Laundry Sink
Kitchen	Lower	2.13 M X 2.59 M	6.99 Ft x 8.50 Ft		Vinyl Floor
Breakfast	Lower	2.97 M X 4.22 M	9.74 Ft x 13.85 Ft		Vinyl Floor
Living Room	Lower	4.72 M X 4.02 M	15.49 Ft x 13.19 Ft		Broadloom, Walk-Up
Den	Lower	3.02 M X 3.41 M	9.91 Ft x 11.19 Ft		Double Closet, Vinyl Floor
Bedroom	Lower	5.33 M X 6.78 M	17.49 Ft x 22.24 Ft		Broadloom, W/I Closet
Bedroom	Lower	3.28 M X 3.96 M	10.76 Ft x 12.99 Ft		
Cold/Cant	Lower	2.36 M X 1.8 M	7.74 Ft x 5.91 Ft		
Other	Lower	5.18 M X 4.57 M	16.99 Ft x 14.99 Ft		
Other	Lower	3.63 M X 4.04 M	11.91 Ft x 13.25 Ft		
Other	Lower	4.55 M X 6.5 M	14.93 Ft x 21.33 Ft		
Bathroom	Main			2	
Bathroom	Main			4	
Bathroom	Lower			3	

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Expense/Utility/House Details

6 Royal Beech Drive, Wasaga Beach

House Details

Item	Year	Notes
Year Home was Built	1991	
Air Conditioner	2013	Concord
Windows	2018	
Roof	2015	
Furnace	2013	Armstrong Air

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$4,381.75 (2025)	Town of Wasaga Beach
Insurance Premium		
Gas	\$1,218.00	Enbridge Gas
Hydro	\$2,672.00	Wasaga Distribution
Rental Equipment Contracts	\$360.00	Enercare (Water Heater)
Water/Sewer	\$805.00	Town of Wasaga Beach
Internet/Cable Provider	\$2,128.00	Rogers
Lawn/Garden Maintenance	N/A	Self
Snow Removal	N/A	Self

Rental Equipment

Item	Provider	Contact/Notes
Hot Water Heater	Enercare	Rheem, 50 Gallon

Appliances

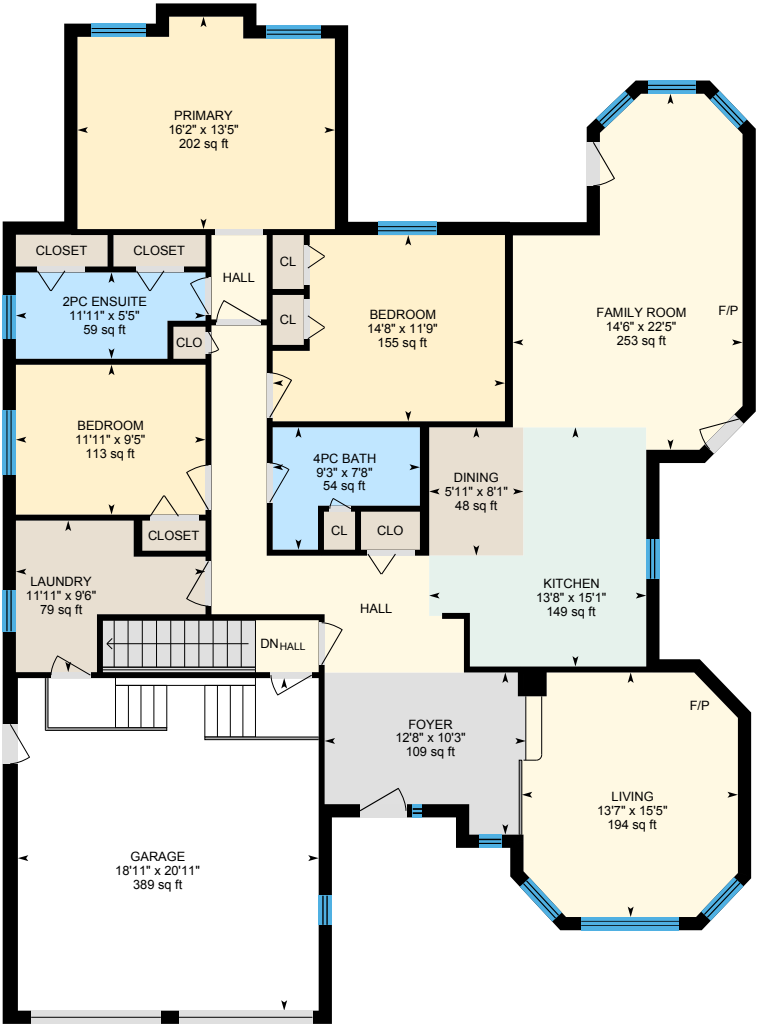
Appliance	Make/Model	Year/Notes
Refrigerator	LG / LTCS20020V/05	
Dishwasher	Whirlpool / WDF540PADM3	
Stove/Oven	Samsung / NE59M4320SS/AC	2017
Washer	Whirlpool / WTW7500GC0	
Dryer	Maytag / YMEDX500XW1	
Refrigerator (lower level)	Whirlpool / WRB329DFBW01	
Stove/Oven (lower level)	Whirlpool / GERC4110PQ 1	

Additions/Upgrades

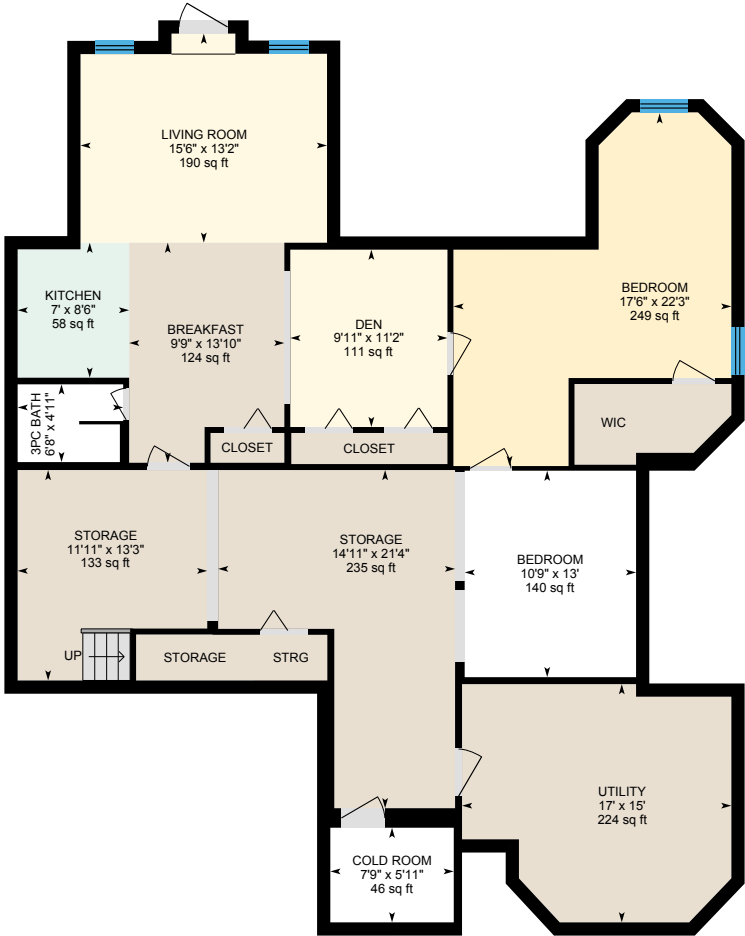
Item	Year	Details/Notes
Upstairs flooring	2025	2,000 sq ft
Front & side doors	2024	3 doors
Garage doors	2024	
Rear deck & side deck	2018	

6 Royal Beech Dr, Wasaga Beach, ON

Main Building: Total Exterior Area Above Grade 1936.18 sq ft



Main Floor
Exterior Area 1936.18 sq ft



Basement (Below Grade)
Exterior Area 1721.85 sq ft

0 5 10
ft

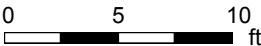
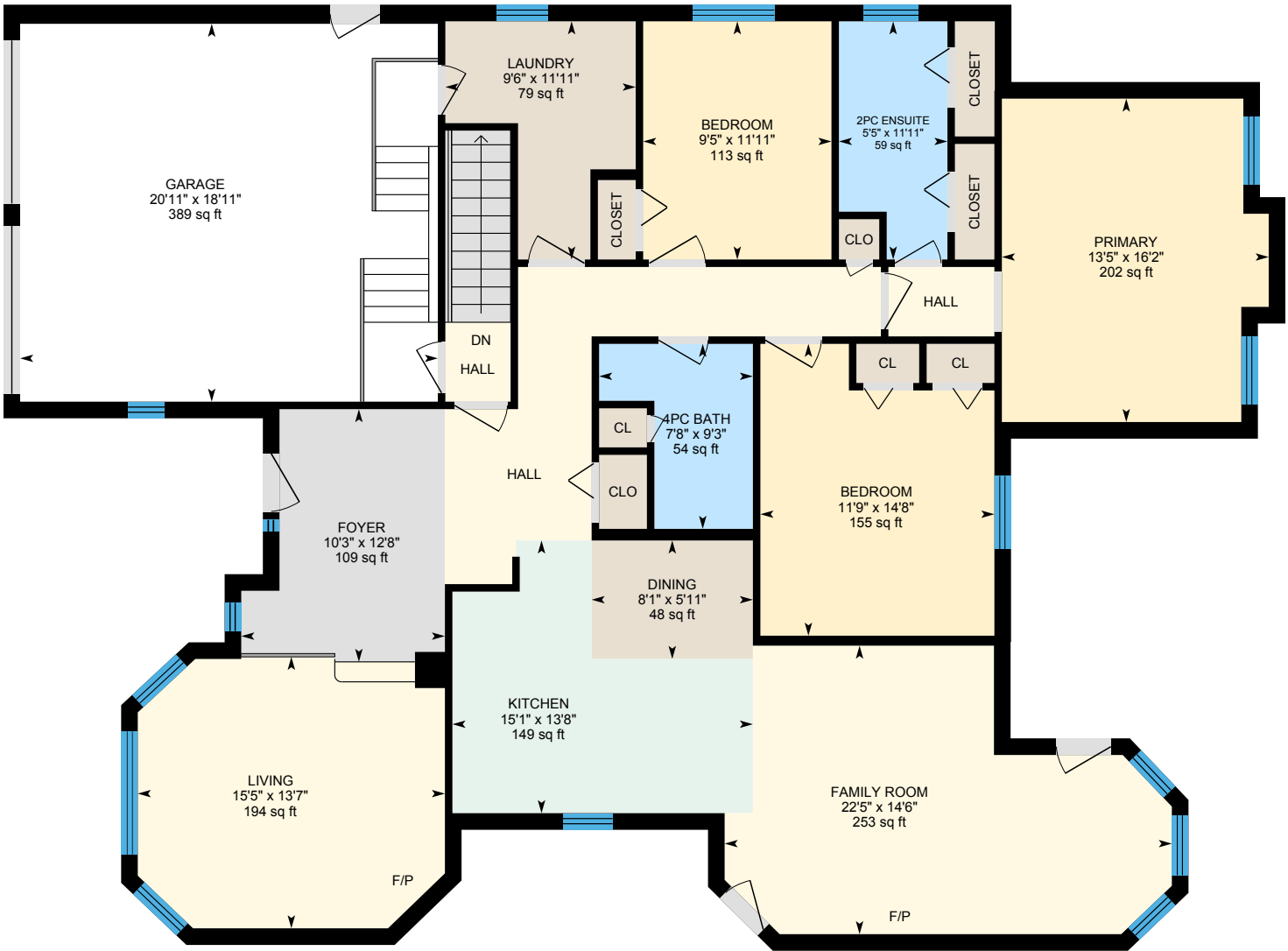
PREPARED: 2026/08/29

6 Royal Beech Dr, Wasaga Beach, ON

Main Floor Exterior Area 1936.18 sq ft

Interior Area 1759.16 sq ft

Excluded Area 441.80 sq ft



PREPARED: 2026/08/29



6 Royal Beech Dr, Wasaga Beach, ON

Basement (Below Grade)

Exterior Area 1721.85 sq ft

Interior Area 1523.87 sq ft

Excluded Area 218.64 sq ft



0 5 10 ft

PREPARED: 2026/08/29



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.

iGUIDE

6 Royal Beech 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

MAIN FLOOR

2pc Ensuite: 11'11" x 5'5" | 59 sq ft
4pc Bath: 9'3" x 7'8" | 54 sq ft
Bedroom: 11'11" x 9'5" | 113 sq ft
Bedroom: 14'8" x 11'9" | 155 sq ft
Dining: 5'11" x 8'1" | 48 sq ft
Family Room: 14'6" x 22'5" | 253 sq ft
Foyer: 12'8" x 10'3" | 109 sq ft
Garage: 18'11" x 20'11" | 389 sq ft
Kitchen: 13'8" x 15'1" | 149 sq ft
Laundry: 11'11" x 9'6" | 79 sq ft
Living: 13'7" x 15'5" | 194 sq ft
Primary: 16'2" x 13'5" | 202 sq ft

BASEMENT

3pc Bath: 6'8" x 4'11" | 31 sq ft
Bedroom: 17'6" x 22'3" | 249 sq ft
Bedroom: 10'9" x 13' | 140 sq ft
Breakfast: 9'9" x 13'10" | 124 sq ft
Cold Room: 7'9" x 5'11" | 46 sq ft
Den: 9'11" x 11'2" | 111 sq ft
Kitchen: 7' x 8'6" | 58 sq ft
Living Room: 15'6" x 13'2" | 190 sq ft
Storage: 11'11" x 13'3" | 133 sq ft
Storage: 14'11" x 21'4" | 235 sq ft
Utility: 17' x 15' | 224 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

MAIN FLOOR

Interior Area: 1759.16 sq ft
Excluded Area: 441.80 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 1936.18 sq ft

BASEMENT (Below Grade)

Interior Area: 1523.87 sq ft
Excluded Area: 218.64 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 1721.85 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1759.16 sq ft
Excluded Area: 441.80 sq ft
Exterior Area: 1936.18 sq ft

6 Royal Beech Dr, Wasaga Beach, ON

Property Details

Prepared: Aug 29, 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.

6 Royal Beech 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

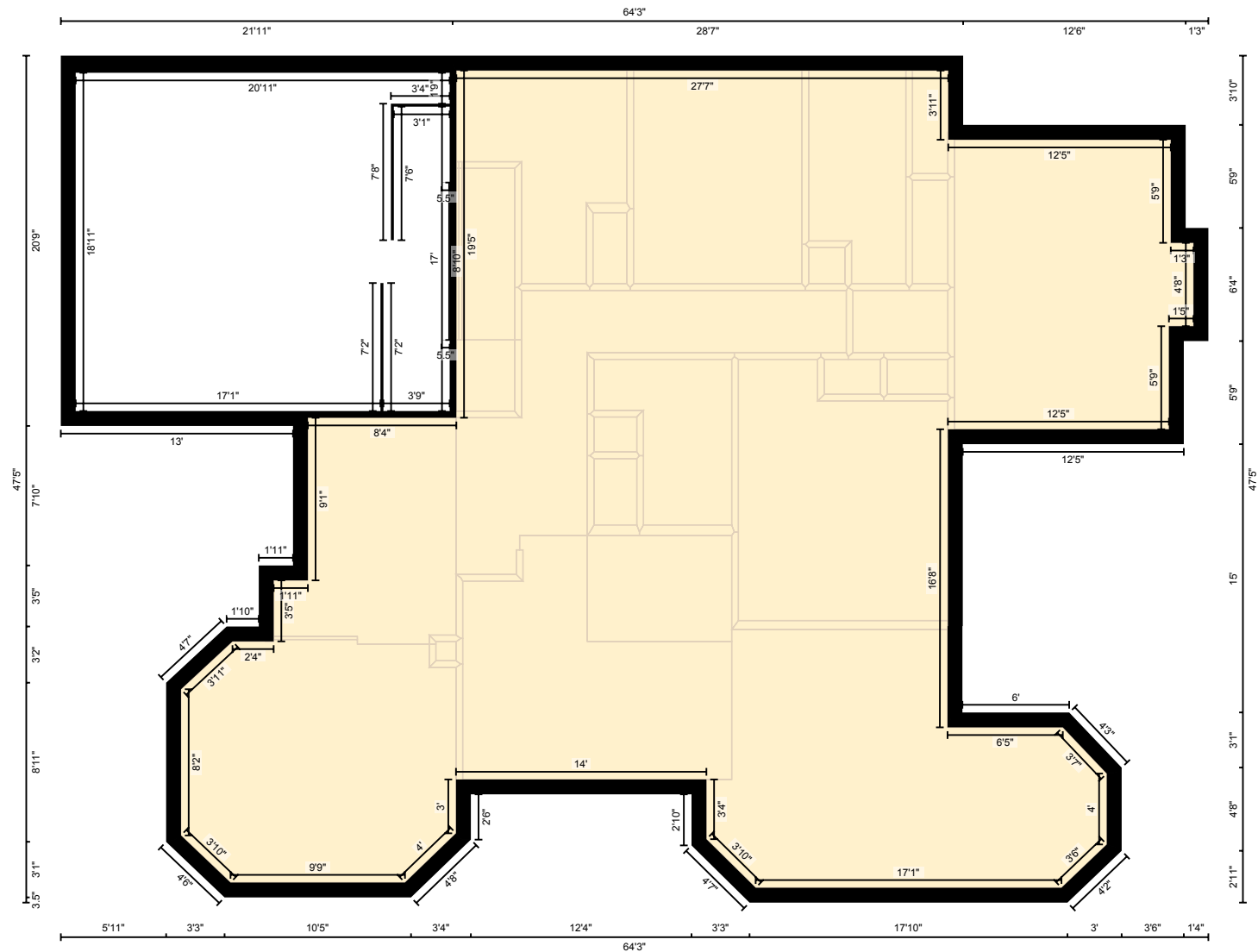
A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

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

6 Royal Beech Dr, Wasaga Beach, ON

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 10.0 in



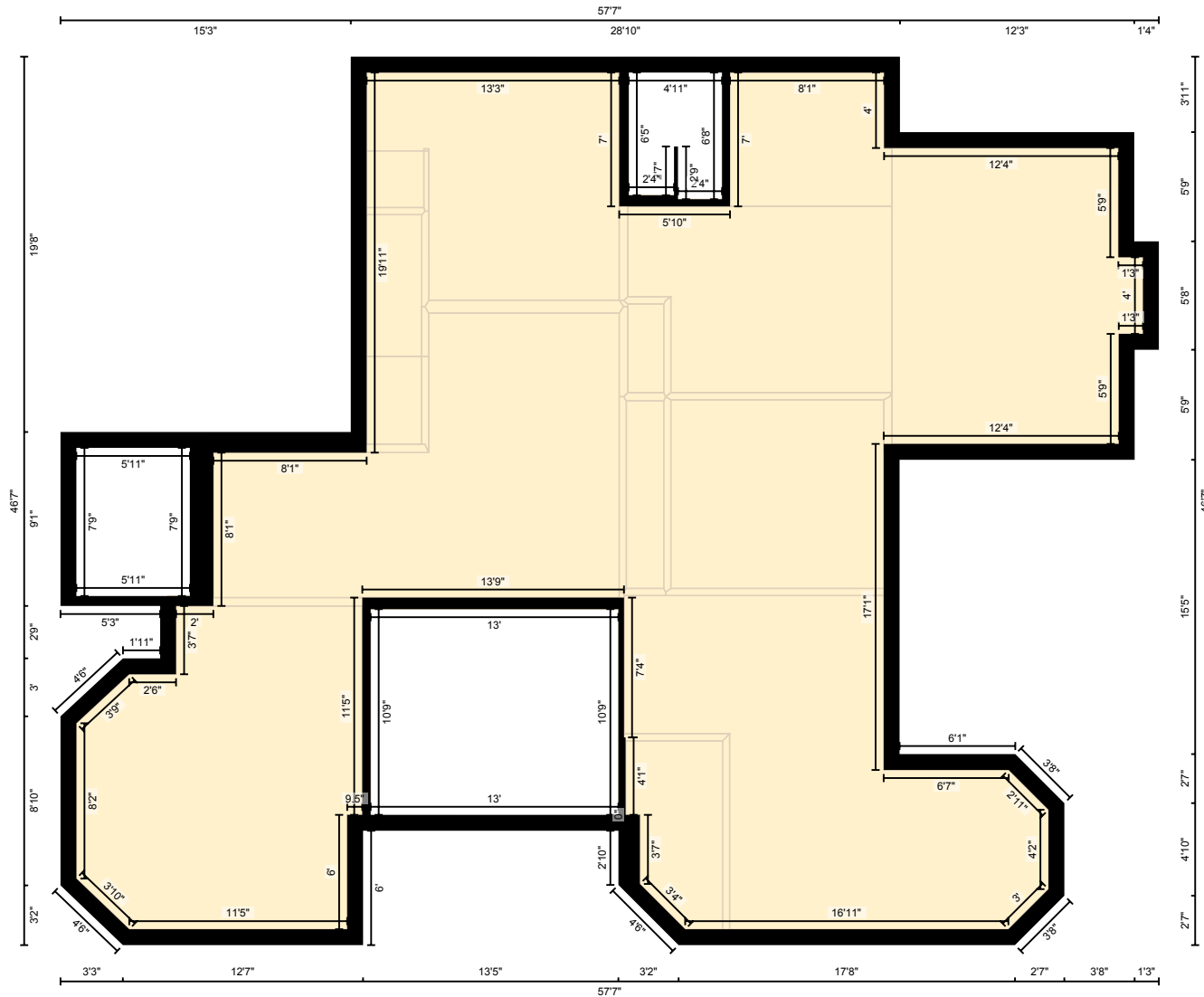
PREPARED: 2026/08/29

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6 Royal Beech Dr, Wasaga Beach, ON

Measurement Diagram for: Basement

Exterior Wall Thickness: 10.0 in



PREPARED: 2026/08/29

GENERAL INFORMATION

[Interactive Map](#)

Roll Number: 436401000809408

Civic Address: 6 ROYAL BEECH DRIVE, WASAGA BEACH

Property Type: RESIDENTIAL UNIT

Tax Assessment: \$369,000

<https://www.mpac.ca/>

(May not reflect current market value)

EMERGENCY SERVICES

Police Service

Ontario Provincial Police - Huronia West Detachment (KM)

Closest Fire Station

Wasaga Beach Fire Station 1 (0.76 KM) [map](#)

WASTE COLLECTION

Garbage/Recycling Collection Day

WEDNESDAY ZONE 1

Bag Tag Locations

Location 1: (2.15 KM)

Location 2: Foodland (1.8 KM)

Location 3: Town of Wasaga Beach Public Works (2.15 KM)

Waste Management Facility

General Waste:

Site 10 Nottawasaga Landfill (13.57 KM)

Hazardous Waste:

Site 10 Nottawasaga Landfill (13.57 KM)

Additional Info: <http://www.simcoe.ca/dpt/swm>

Customer Service: <http://www.simcoe.ca/dpt/cs>

SCHOOLS

Local Schools

Catholic Elementary: St Noel Chabanel Elementary Catholic School

Catholic Secondary: Jean Vanier Catholic High School

Catholic School Board: <http://smcdsb.on.ca/>

Public Elementary:

Public Secondary:

Public School Board: <http://scdsb.on.ca/>

OTHER

Closest Library

Wasaga Beach Public Library (0.55 KM)

<https://wasagabeachpubliclibrary.ca/>

Municipal Administration Centre

Town of Wasaga Beach (0.82 KM)

<http://www.wasagabeach.com/>

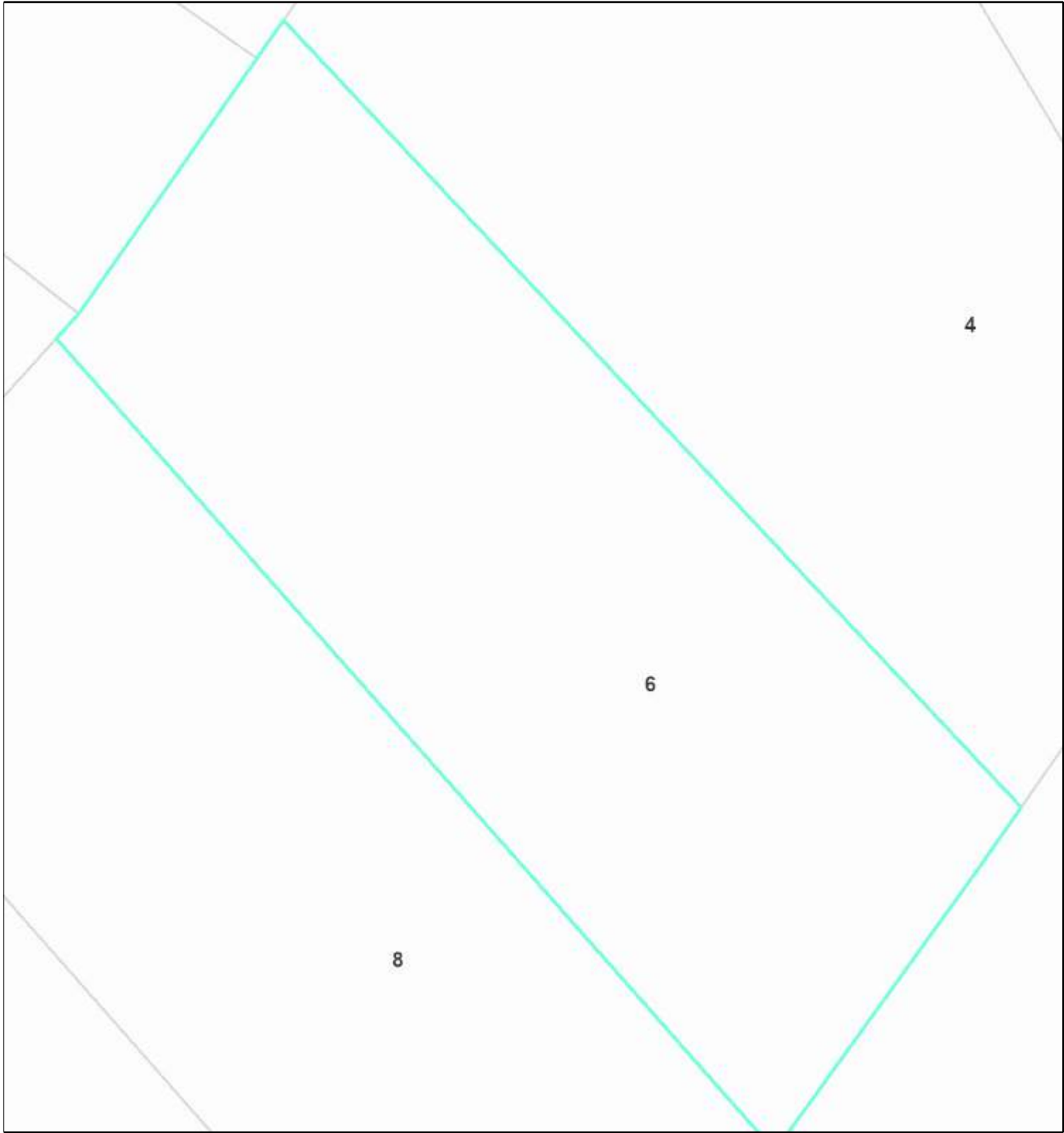
Closest Fire Hydrant

0.06 KM

Closest Hospital

Collingwood General and Marine Hospital

<http://www.cgmh.on.ca/>



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Town of Wasaga Beach

30 Lewis Street,
Wasaga Beach, ON L9Z 1A1
Phone: 705-429-3844 ext. 2234

Tax Roll No. [REDACTED]
Mortgage Company [REDACTED]
Mortgage No. [REDACTED]
Mailing Date June 13, 2022

2025 Final Tax Bill

Property Address: [REDACTED]
Municipal Address/Legal Description: [REDACTED]
8 ROYAL BEECH DR
WASAGA BEACH, ON L9Z 1H1
CANADA

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate	Amount	Tax Rate	Amount	Tax Rate	Amount
RTEP	\$369,000	Res/Farm Tx-Full - EpubS	0.00007151	\$2,240.39	0.00310257	\$1,145.32	0.00157000	\$564.57
RTEP	\$369,000	Municipal 1% Capital	0.00008459	\$31.21				
RTEP	\$369,000	Ontario Provincial Police	0.00108499	\$400.36				
Sub Totals >>>				\$2,671.96		\$1,145.32		\$564.57
Special Charges			Instalments		Summary			
Bx/Law #	Description	Am't	Exp. Year	Due Date	Amount	2025		
				7/15/2025	\$1,131.52			
				8/15/2025	\$1,131.00			
						2025 Total Levies		
						Less Interim Tax Notice		
						Paid Over Taxes/Credit		
Total Special Charges						Total Amount Due		
\$0.00						\$2,362.52		