



31 Abby Drive, Wasaga Beach



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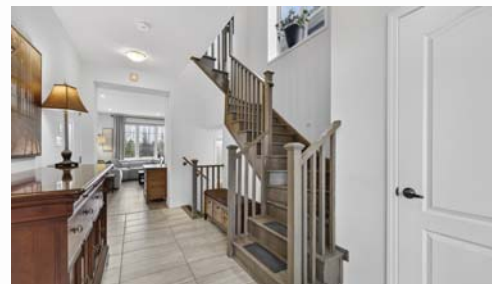
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Detailed Feature List

31 Abby Drive, Wasaga Beach

Summary: Welcome to 31 Abby Drive in Wasaga Beach-an exceptional 2023-built home backing onto the fairways and pond of Georgian Sands Golf Course. Offering 3 bedrooms, 2.5 bathrooms and approximately 1,763 sq ft, this upgraded two-storey home combines modern design with peaceful west-facing views. The open-concept main floor features 9' ceilings and a bright, functional layout. The kitchen is beautifully finished with quartz countertops, undermount sink, custom tile backsplash, under-cabinet lighting, pantry, island with bar seating, and Whirlpool appliances. Walk out from the dining area to a brand new (2025) two-tier deck with natural gas BBQ hookup-perfect for entertaining or relaxing while overlooking the golf course and water. The living room offers stunning sunset views and a custom feature wall with gas fireplace, built-in shelving, and cabinetry. Upstairs, you'll find three spacious bedrooms, a full main bath, convenient laundry room, and a well-appointed primary suite with walk-in closet and private ensuite featuring double sinks, quartz counters, and a separate water closet. All bedrooms include vinyl flooring, ceiling fans, and large windows. Custom blinds and curtains are installed throughout, and the home is equipped with Bell Fiber internet. The unfinished basement offers excellent potential with large above-grade windows, bathroom rough-in, sump pump with backup power, HRV system, water softener with chlorine treatment, and 200 amp service. Additional features include a 1.5 car garage with inside entry and side door, paved driveway with parking for two, and durable exterior finishes including engineered hardboard siding and manufactured stone veneer. Monthly common element fee approx. \$325. Balance of Tarion warranty included. A move-in ready home in a beautiful setting-ideal for golfers, nature lovers, or anyone seeking a newer home with premium upgrades and scenic views.

PROPERTY

- ~38ft x 97ft premium lot
- Two car paved driveway
- Backing on to pond and golf course

HOUSE

- Built in 2023. ~1,763 SqFt
- Tarion new home warranty balance remaining
- Custom blinds and curtains throughout
- Exterior manufactured front stone and hardboard siding
- Front door access via keyed/digital lock
- Upgraded shingles

MAIN FLOOR

- 9ft ceilings on the main floor
- **FOYER – 16.6' x 7.22'**
 - Ceramic tile floor (12' x 24')
 - Garage access
 - Single door closet - walk in
 - Roughed in security system
 - **Two-piece bathroom in between levels**
- **KITCHEN – 15.49' x 14.4**
 - Vinyl floor
 - Sliding walk out to rear deck and yard
 - Quartz counter tops with undermount sink
 - Island with bar seating and pendant lighting
 - Tile back splash
 - Under cabinet lighting
 - Pantry cabinet
 - Vissani built in microwave with range exhaust
 - Whirlpool stove, dishwasher and refrigerator - with ice and water dispenser
 - Pot lights
 - West view

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- **LIVING ROOM – 13.09' x 13.94'**
 - Vinyl floor
 - Custom wall feature with gas fireplace and tile surround
 - Built in shelving and cabinets
 - West views
 - Pot lights

SECOND FLOOR

- 8ft ceilings
- Double door hall closet

- **PRINCIPAL BEDROOM – 17.62' x 12.93'**
 - Vinyl floor
 - Ceiling fan
 - West view
 - Walk in closet
 - **ENSUITE – double sink vanity, quartz counter with undermount sink, tub/shower combo with tile surround, tile floors. Separate water closet.**

- **SECOND BEDROOM – 15.39' x 11.02'**
 - Vinyl floor
 - Double door closet
 - Ceiling fan
 - East views

- **THIRD BEDROOM – 10.86' x 12.43'**
 - Vinyl floor
 - Double door closet
 - Ceiling fan
 - West views

- **MAIN BATHROOM**
 - Tile floor (12" x 24")
 - Quartz counter with undermount sink
 - Tub/shower combo with tile surround
 - East view

- **LAUNDRY ROOM – 6.56' x 6.56'**
 - Tile floor (12" x 24")
 - Amana washer and dryer
 - Built in wall and base cabinets

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BASEMENT

- 200 Amp breaker panel service
- Roughed in bathroom
- Natural gas forced air furnace with AC
- Water softener with chlorine treatment
- HRV
- Water heater (rental)
- Four above grade windows
- Laundry sink
- Floor to ceiling insulation
- Sump pump with battery and universal power system

GARAGE – 17' x 19'

- 14ft x 8ft door insulated door
- 1.5 car parking
- Hose bib
- Side access accessory door
- Central vac rough in
- 8ft ceiling height
- Built in shelving and tire rack

REAR YARD

- Rear deck
 - Two tier – 10ft x 14ft & 12ft x 9ft
 - Natural gas hook up
 - Built in 2025. Permitted.
- Overlooks pond and golf course
- Hose bib

INCLUSIONS

- Vissani built in microwave with range exhaust. Whirlpool stove, dishwasher and refrigerator. Amana washer & dryer. All ELF's. All window coverings. Water treatment system. Sump pump UPS system

EXCLUSIONS

- Wine fridge in kitchen. Refrigerator in garage. Freezer in basement. 65" flat screen TV and soundbar in family room

RENTALS

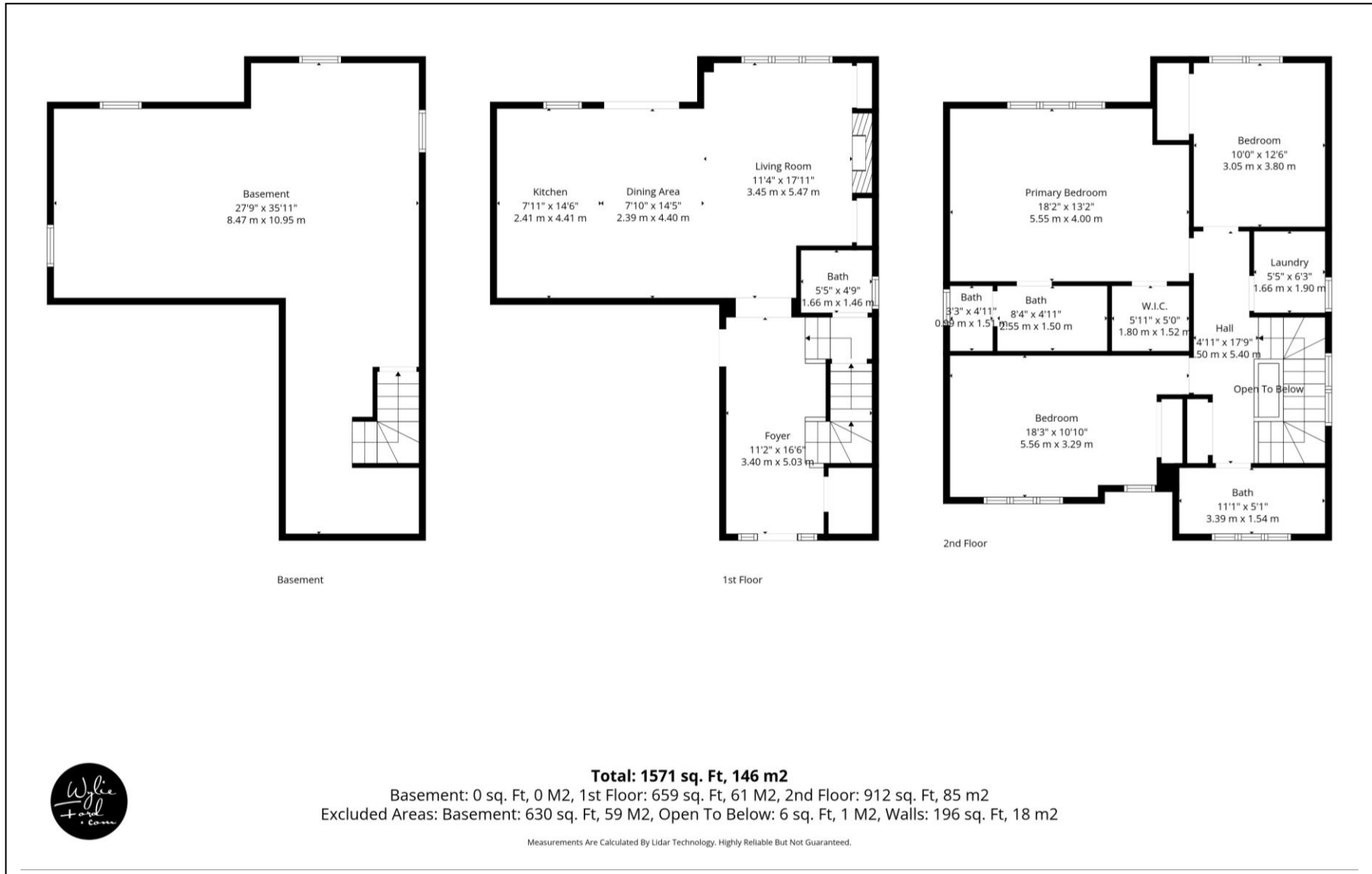
- Water heater = \$59.63. Arctic Home Services.

SERVICES – 2025 Averages

- POTL Fee - \$324.44
- Wasaga Hydro = \$80.66
- Enbridge Gas = \$80.07
- Wasaga water/sewer = \$52.42
- 2025 Total property taxes - \$4084.89
- Bell Fiber and Rogers services available

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31 Abby Drive, Wasaga Beach – Floorplan





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31 Abby Drive, Wasaga Beach - Builder Upgrades

Upgrade	Cost
Interior Package (flooring, tile, stone countertops, cabinets, hardware, kitchen sink – undermount)	\$18,573.00
Second Floor Flooring – Bedrooms & Hall (Vinyl Evoke Brooke Oak Vital)	\$9,612.00
Kitchen Flooring (Vinyl Evoke Brooke Oak Vital)	\$9,612.00
Gas Fireplace (COSMO 32–36")	\$9,113.00
Central Air	\$5,840.00
Oak Staircase (Main to 2nd Floor & Lower Landing incl. handrail, nosing, stringer, risers & treads)	\$5,595.00
Plumbing Package – Moen Align (sink, shower & tub faucets)	\$3,115.00
Kitchen Faucet	\$1,293.00
Stain for Railings & Pickets	\$1,275.00
Pots & Pans Drawers	\$926.00
Oak Pickets, Handrails & Posts	\$636.00
Extra Plug (Separate Circuit for Over-the-Range Microwave)	\$630.00
TV Conduit (Above Fireplace)	\$625.00
Capped Lights in Kitchen (x2)	\$504.00
Bathroom Undermount Sink	\$441.00
Custom Cabinet Above Range (for Microwave & Vent Combo)	\$415.00
Rough-In Water Line with Shut-Off for Fridge	\$400.00
Separate Switch for Capped Outlets	\$273.00
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Total Upgrades	\$68,878.00
HST (13%)	\$8,954.14
Total with HST	\$77,832.14

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31 Abby Drive, Wasaga Beach - Georgian Sands

Georgian Sands is a thoughtfully planned, multi-phase community just minutes from Wasaga Beach and the shores of Georgian Bay. Designed to become one of the area's most sought-after neighbourhoods, it offers a mix of townhomes and detached homes set around a full-sized golf course, with parks, playgrounds, and open green spaces throughout.

Residents enjoy a true four-season lifestyle—spend summers at the world's longest freshwater beach, or enjoy kayaking, boating, hiking and biking. In the winter, take advantage of nearby skiing, snowshoeing and snowmobile trails.

Everyday conveniences are close by, with local shops, restaurants, farmers' markets and community events adding to the charm and vibrancy of the area.



Just minutes to Wasaga Beach and the shores of Georgian Bay, this location offers the perfect balance of convenience and lifestyle—close to shopping, dining, and everyday amenities, all within a vibrant and growing waterfront community.

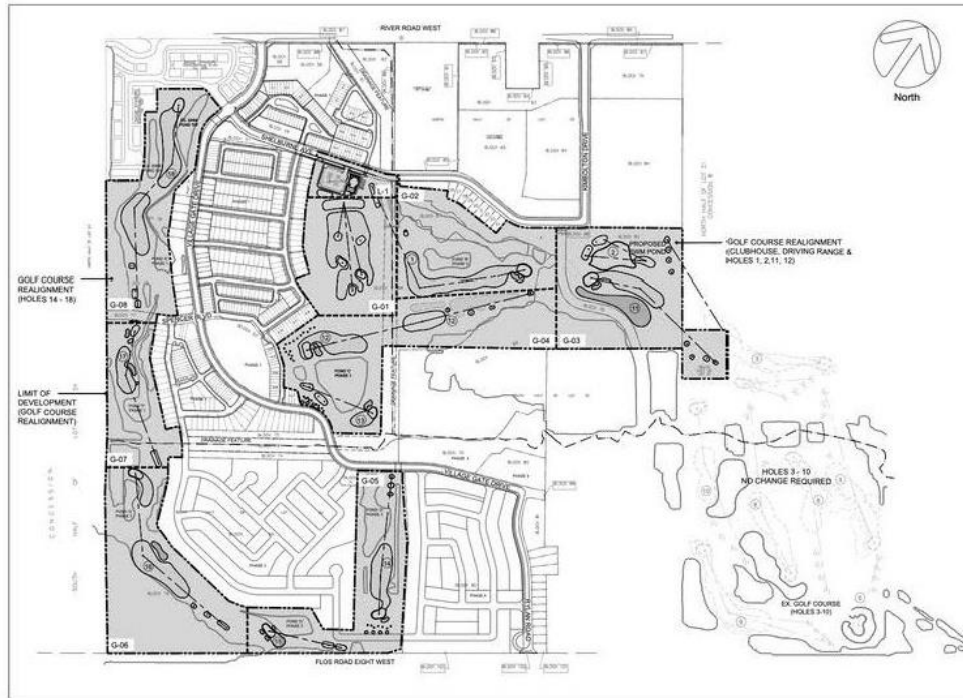
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31 Abby Drive, Wasaga Beach – Georgian Sands Plan

Landscape Working Drawings Georgian Sands - Golf Course Town of Wasaga Beach

PRE-CONSULTATION NO: PRE-C06 / 20

MBTW PROJECT NO: EDC012



LIST OF DRAWINGS

- MP-01 GOLF COURSE MASTER PLAN
- CP-01 GOLF COURSE CART PATH CIRCULATION
- L-1 CLUB HOUSE LANDSCAPE PLAN
- L-2 CLUB HOUSE DETAILS
- G-01 DRIVING RANGE
- G-02 HOLE 1
- G-03 HOLES 2 & 11
- G-04 HOLES 12 & 13
- G-05 HOLES 14 & 15
- G-06 HOLE 16
- G-07 HOLE 17
- G-08 HOLE 18

MP-01: 9 HOLE INTERIM PLAN WITH CART PATH

ACCEPTED FOR CONSTRUCTION
 TOWN OF WASAGA BEACH
 Per: [Signature]
 Date: 2021-08-24

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31 Abby Drive, Wasaga Beach – Aerial

