



JUST LISTED

21

Georgian Sands Community

13 Abby Drive
Wasaga Beach, Ont. L9Z 0K1
MLS® S13765558



Brian Lafazan
SALES REPRESENTATIVE
(647) 333-2523



Family Home on a Premium Lot

\$647,999.00

- Built in 2022
- Bright open-concept main floor with 9' ceilings
- Large kitchen with centre island, seating & plenty of cabinetry
- West-facing backyard with walkout
- Spacious primary suite with walk-in closet & ensuite
- Jack-and-Jill bathroom connecting two bedrooms
- Convenient second-floor laundry

FEATURES

Bedrooms:	4
Bathrooms:	4
Living Area:	2,191 sqft
Lot Size:	36'x103'
Community:	- Golf privileges included for residents - Approx. 5-minute drive to Beach 1 - Premium lot backing onto golf course



Call me to view the home, or book an appointment:
www.13Abby.com

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CENTURY 21 HERITAGE GROUP LTD.
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35 Victoria Street East #3
Alliston, ON L9R1T3

CENTURY 21.
Canada



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Listing S13765558 Preview

13 Abby Drive
Wasaga Beach, ON L9Z 0K1
Residential Freehold - Detached
For Sale - \$647,999 - New

CENTURY 21 HERITAGE GROUP LTD. (905-936-2121)
BRIAN LAFAZANOS, Salesperson (647-333-2523)

Location

ASSESSMENT ROLL #	436401001139509	LOT SIZE CODE	Feet
PIN#	583340943	LOT IRREGULARITIES	49.5ft at rear
AREA	Simcoe	LOT SHAPE	Pie
MUNICIPALITY	Wasaga Beach	LOT SIZE SOURCE	GeoWarehouse
COMMUNITY	Wasaga Beach	LOT SIZE AREA	4294.8
FRONTING ON	East	ACREAGE	< .50
LEGAL DESC.	See Realtor Remarks	WATERFRONT YES/NO	No
LOT FRONT	36.73	DIR.S	River Rd W and Village Gate Drive
LOT DEPTH	103.47	MAIN CROSS STREETS	River Rd W and Village Gate Drive

Amounts/Dates

LIST PRICE REDUCED TO REFLECT	No	EXPIRY DATE	November 30, 2026
HST REBATE		POSSESSION DATE/TYPE	October 31, 2026 / Flexible
HST APPLICABLE TO SALE PRICE	Not Subject to HST	HOLDOVER DAYS	90
TAXES/YEAR	\$4,794.79 / 2026	SELLER NAME	Joseph Botros & Patrizia Botros
CONTRACT COMMENCEMENT	September 10, 2026		

Exterior

LINK	No	APPROX. AGE	0-5
STYLE	2-Storey	YEAR BUILT	2022
VIEW	Golf Course, Pond, Trees/Woods	YEAR BUILT SOURCE	MPAC
EXTERIOR	Brick Front, Vinyl Siding	APPROX. SQUARE FOOTAGE	2000-2500
EXTERIOR FEATS.	Porch	ABOVE GRADE FINISHED SQFT	2191
FOUNDATION DETAIL	Concrete	ABOVE GRADE FINISHED SQFT	MPAC
ROOF	Asphalt Shingle	SOURCE	
GARAGE/TYPE	Yes / Attached	BELOW GRADE FINISHED SQFT	910
GARAGE PARKING SPACES	2	PROP. FEATS./AREA INFLUENCES	Beach, Golf, Lake/Pond, Marina, Park
PARKING/DRIVE	Private Double	SURVEY TYPE	None
DRIVE PARKING SPACES	2	CABLE	Available
TOTAL PARKING SPACES	4	HYDRO	Yes
WATER	Municipal	SEWERS	Yes
POOL	None	GAS	Yes
SEWERS	Sewer	MUNICIPAL WATER	Yes
SPECIAL DESIGNATION	Unknown	TELEPHONE	Available

Waterfront/ Rural

WATERFRONT TYPE None

Interior

# OF ROOMS	9	FAMILY ROOM/BONUS ROOM	No
# OF BEDROOMS	4	BASEMENT	Unfinished
# OF KITCHENS	1	FIREPLACE/STOVE	No
# WASHROOMS/PCS	1 / 2	HEAT SOURCE	Gas
LVL	Ground	HEAT TYPE	Forced Air
# WASHROOMS/PCS	1 / 4	AIR CONDITIONING	Central Air
LVL	Second	LAUNDRY LVL	Upper Level
# WASHROOMS/PCS	2 / 5	UNDER CONTRACT	Hot Water Tank-Gas
LVL	Second		
INTERIOR FEATS.	ERV/HRV		

Rooms/Detail

	ROOM LVL	ROOM TYPE	LENGTH	WIDTH	DESC. 1	DESC. 2	DESC. 3
1	Ground	Kitchen	5.14m	2.79m	Tile Floor	Centre Island	Open Concept
2	Ground	Dining Room	3.77m	5.85m	Laminate	Open Concept	West View
3	Ground	Great Room	4.95m	5m	Laminate	Open Concept	W/O To Yard
4	Second	Primary Bedroom	3.92m	4.4m	Broadloom	Walk-In Closet(s)	5 Pc Ensuite
5	Second	Bedroom 2	3.33m	4.16m	Broadloom	Closet	5 Pc Ensuite
6	Second	Bedroom 3	3.04m	3.33m	Broadloom	Double Closet	5 Pc Ensuite
7	Second	Bedroom 4	3.02m	4.23m	Broadloom	Double Closet	West View
8	Basement	Recreation	7.2m	8.5m	Unfinished	Above Grade Window	
9	Ground	Foyer	3.1m	3.6m	Tile Floor	2 Pc Bath	Open Stairs

Comments

REMARKS FOR CLIENTS

Welcome to 13 Abby Drive, The Coast model-a spacious 2,191 sq. ft. family home on a premium lot in the desirable Georgian Sands community of Wasaga Beach. Built in 2022, this 4-bedroom, 4-bathroom home backs onto green space and the golf course, with golf privileges included for residents. A covered front porch opens to an impressive two-storey foyer, while the bright, open-concept main floor features 9' ceilings and large west-facing windows overlooking the backyard and green space. The spacious kitchen offers abundant cabinetry, tile backsplash and a large centre island with seating, flowing into the dining and living areas with laminate flooring and a walkout to the backyard. Upstairs you'll find 4 generous bedrooms, 3 full bathrooms and convenient second-floor laundry. The primary suite enjoys golf course views, a walk-in closet and ensuite with double vanity and tub/shower. Two additional bedrooms share a Jack-and-Jill bathroom with double vanity and separate wet room, while the fourth bedroom is served by another full bathroom. The unfinished basement offers excellent future potential with a large open layout, 3 above-grade windows and bathroom rough-in. Additional features include 200-amp electrical service, a 2-car garage, parking for 2 more vehicles and the balance of the Tarion New Home Warranty. Approx. \$325 community fee includes road maintenance and garbage collection. Enjoy golf just beyond your backyard and Wasaga Beach's famous Beach 1 only about a 5-minute drive away-a fantastic combination of space, lifestyle and location.

OFFER REMARKS

Please attach Schedule B.

REALTOR ONLY REMARKS

PART BLOCK 54 PLAN 51M1158 PARTS 7 & 204 51R43174 TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN SIMCOE COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 488 TOGETHER WITH AN UNDIVIDED INTEREST IN SIMCOE COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 488 SUBJECT TO AN EASEMENT AS IN SC1511515 SUBJECT TO AN EASEMENT AS IN SC1511741 SUBJECT TO AN EASEMENT AS IN SC1512769 SUBJECT TO AN EASEMENT IN GROSS AS IN SC1512786 SUBJECT TO AN EASEMENT IN GROSS AS IN SC15171586 TOGETHER WITH AN EASEMENT AS IN SC1016115 TOGETHER WITH AN EASEMENT OVER OVER BLOCKS 76 & 77 PLAN 51M1158 AS IN SC15171579 SUBJECT TO AN EASEMENT AS IN SC1923945 SUBJECT TO AN EASEMENT FOR ENTRY AS IN SC1931850 TOWN OF WASAGA BEACH

Other

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Detailed Feature List

13 Abby Dr, Wasaga Beach

Summary: Welcome to 13 Abby Drive, The Coast model—a spacious 2,191 sq. ft. family home on a premium lot in the desirable Georgian Sands community of Wasaga Beach. Built in 2022, this 4-bedroom, 4-bathroom home backs onto green space and the golf course, with golf privileges included for residents. A covered front porch opens to an impressive two-storey foyer, while the bright, open-concept main floor features 9' ceilings and large west-facing windows overlooking the backyard and green space. The spacious kitchen offers abundant cabinetry, tile backsplash and a large centre island with seating, flowing into the dining and living areas with laminate flooring and a walkout to the backyard. Upstairs you'll find 4 generous bedrooms, 3 full bathrooms and convenient second-floor laundry. The primary suite enjoys golf course views, a walk-in closet and ensuite with double vanity and tub/shower. Two additional bedrooms share a Jack-and-Jill bathroom with double vanity and separate wet room, while the fourth bedroom is served by another full bathroom. The unfinished basement offers excellent future potential with a large open layout, 3 above-grade windows and bathroom rough-in. Additional features include 200-amp electrical service, a 2-car garage, parking for 2 more vehicles and the balance of the Tarion New Home Warranty. Approx. \$325 community fee includes road maintenance and garbage collection. Enjoy golf just beyond your backyard and Wasaga Beach's famous Beach 1 only about a 5-minute drive away—a fantastic combination of space, lifestyle and location.

PROPERTY

- ~36.73ft x 103.47ft lot
- Premium lot backing onto green space and golf course
- Paved 2-car driveway

HOUSE

- Approx. 2,191 sq. ft.
- Covered front porch

MAIN FLOOR

- 9' ceilings on the main floor
- **FOYER – 10' 2" x 11' 10"**
 - Tile floor
 - Garage access
 - Basement access
 - Open to 2nd floor above
 - Security system rough-in
 - **2-piece bathroom**
- **KITCHEN – 16' 10" x 9' 2"**
 - Tile floor
 - Laminate countertop
 - Large island with sink and seating
 - Tile backsplash
 - Whirlpool refrigerator, stove and dishwasher
 - Pantry cabinet
 - Abundant cabinetry
 - Open concept

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- **DINING ROOM – 12' 4" x 19' 2"**
 - Laminate floor
 - Open concept
 - Tall window
 - Northwest-facing view
- **GREAT ROOM – 16' 3" x 16' 5"**
 - Laminate floor
 - Open concept
 - Tall windows
 - Sliding glass door walkout to rear yard

SECOND FLOOR

- Hall closet
- Open to foyer below
- Carpet flooring
- **PRIMARY BEDROOM – 12' 10" x 14' 5"**
 - Carpet flooring
 - West-facing views
 - Electric fireplace
 - Walk-in closet
 - **ENSUITE – tile floor, double-sink vanity with drawers, combined tub/shower with tile surround, west-facing views.**
- **SECOND BEDROOM – 10' 11" x 13' 8"**
 - Carpet flooring
 - Single-door closet
 - East-facing view
 - **SEMI-ENSUITE – Jack-and-Jill; tile floor, double-sink vanity, separate wet room with toilet and combined tub/shower with tile surround**
- **THIRD BEDROOM – 10' x 10' 11"**
 - Carpet flooring
 - Double-door closet
 - South-facing view
 - **SEMI-ENSUITE – Jack-and-Jill; tile floor, double-sink vanity, separate wet room with toilet and combined tub/shower with tile surround**
- **FOURTH BEDROOM – 9' 11" x 13' 11"**
 - Carpet flooring
 - Double-door closet
 - West-facing view
- **MAIN BATHROOM**
 - Tile floor
 - Combined tub/shower with tile surround

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- **LAUNDRY ROOM**
 - Tile floor
 - Amana washer and dryer

BASEMENT – 23' 8" x 27' 11"

- Concrete floor
- Above-grade windows (x3)
- Lennox furnace
- Ducane central air conditioner
- Rheem gas water heater (rented from Arctic Home Services)
- Bathroom Rough-in
- ThermoDrain drain-water heat recovery units (x2)
- Heat recovery ventilator (HRV)
- 200-amp electrical breaker panel

GARAGE – 17' x 20'

- Parking for 2 vehicles
- Hose bib
- Central vacuum rough-in
- Side entry door
- Built-in workbench

REAR YARD

- Access to rear fairway
- Natural gas BBQ hookup
- Hose bib

INCLUSIONS

- All existing window coverings, Whirlpool fridge, stove and dishwasher, and Amana washer and dryer

EXCLUSIONS

- None

RENTALS

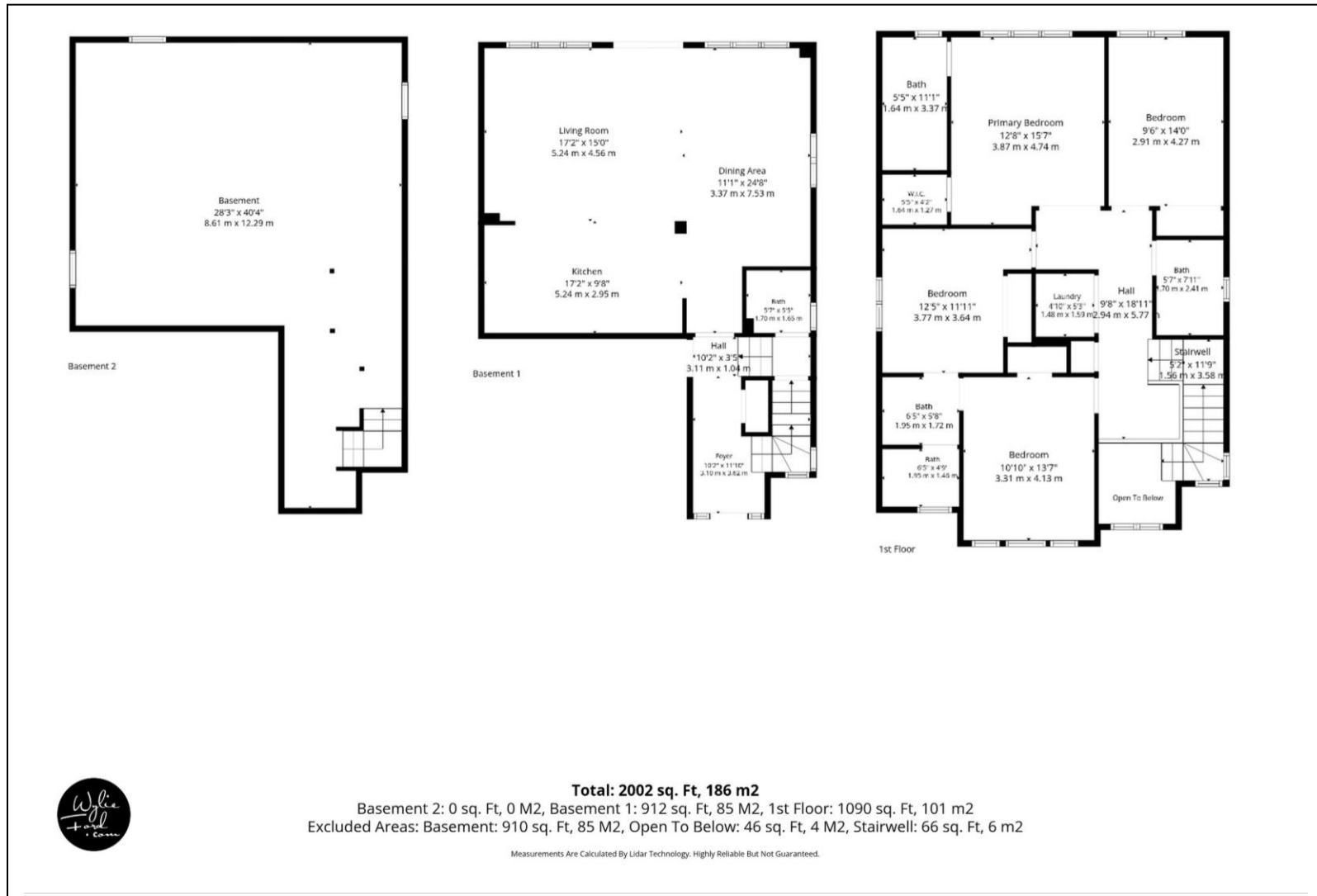
- Rheem gas water heater – rented through Arctic Home Services

SERVICES & EXPENSES

- Community POTL monthly fee - \$324.44 – Road and common area maintenance
- Wasaga Hydro
- Enbridge Gas
- Wasaga water/sewer
- 2025 property taxes - \$4,503
- Bell Fiber and Rogers services available

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13 Abby Drive, Wasaga Beach – Floorplan



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13 Abby Drive, Wasaga Beach – Aerial



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13 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.

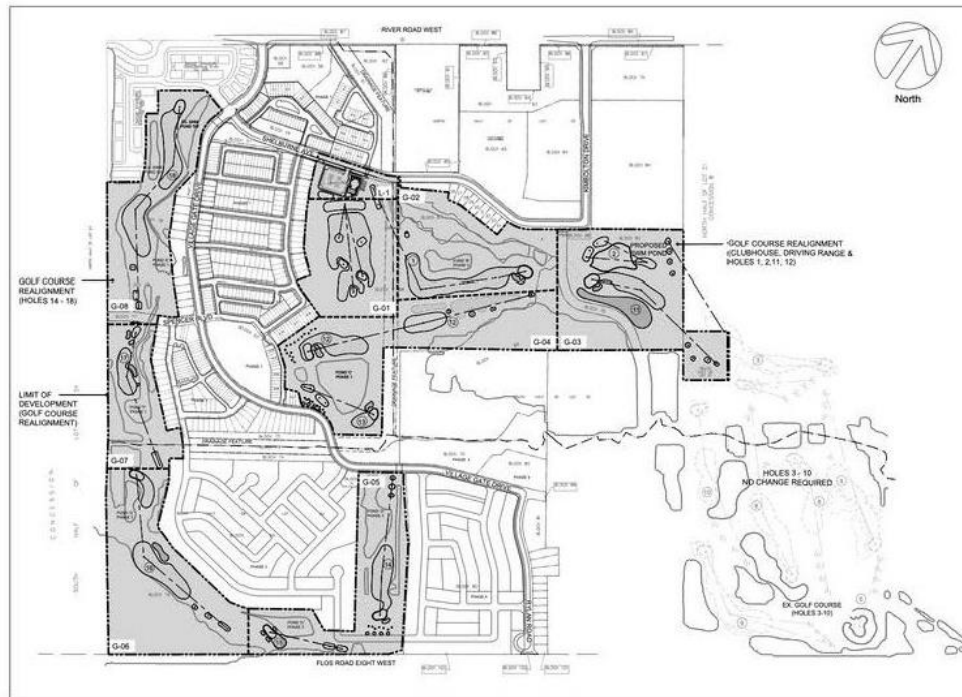
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13 Abby Drive, Wasaga Beach – Georgian Sands Plan

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



July 14, 2026

Joseph Botros & Patrinzia Botros
13 Abby Drive
Wasaga Beach, ON L9Z 0K2

**RE: SIMCOE COMMON ELEMENTS CONDOMINIUM CORPORATION No. 488, UNIT A-013
2026/2027 OPERATING BUDGET – August 1, 2026 – July 31, 2027**

Dear Homeowner:

The operating budget of Simcoe Common Elements Condominium Corporation No. 488 for the 2026/2027 fiscal year has been approved by your Board of Directors. A copy of the complete budget is enclosed.

We are pleased to announce that the monthly Common Element Fees have not been increased over the last fiscal year.

The Board of Directors and Management have carefully considered all accounts and feel that the budget is adequate to ensure an appropriate level of service, repairs and maintenance to the Corporation, to allow for increases in rates as well as increasing the reserve fund contribution in accordance with the Reserve Fund Study.

Your monthly fees are **\$324.44** per month.

If you are currently on the Pre-Authorized Payment Plan no action is necessary at this time, as your account will be adjusted automatically. If you are not on the plan and wish to utilize this service, kindly complete the attached form, staple a "void" cheque to the form and return it to the management office. Your account will be debited automatically on the first day of each month.

If you are not on a Pre-Authorized Payment Plan, we will now require a new series of twelve post-dated cheques from you for the Common Element Fees in the amount assessed above. Please date the cheques from August 1, 2026 through to and including July 1, 2027. These cheques should be made payable to "S.C.E.C.C. 488". Kindly insert your building and unit number on the top right-hand corner of each cheque in order to ensure proper credit to your account. If you should sell your unit during the year, the remaining unused cheques will be returned to you. **Please deliver or mail your cheques to the office of ICC Property Management Ltd. at 2875 14th Avenue Unit 300, Markham, ON L3R 5H8.**

Maintenance fees are due by the 1st day of each month, as per your Declaration. As such, do not wait until a statement of arrears has been sent to you before making payments. Your prompt attention to this request will be greatly appreciated.

Yours truly,
THE BOARD OF DIRECTORS
Simcoe Common Elements Condominium Corporation No. 488

Simcoe Common Elements Condominium Corporation No. 488 2026-2027 Operating Budget Package

**Simcoe Common Elements Condominium Corporation No. 488
Operating Budget
For the Fiscal Year August 1, 2026 – July 31, 2027**



ICC Property Management Ltd.

2008 and 2010 ACMO Corporate Member of the Year
Experience the Difference

Simcoe Common Elements Condominium Corporation No. 488
2025-2026 BUDGET & PROJECTED REVENUE AND EXPENSES AND BUDGET FOR THE PERIOD ENDING JULY 31, 2027

<u>DESCRIPTION</u>	<u>2025-2026 BUDGET</u>	<u>2025-2026 PROJECTED</u>	<u>2026-2027 BUDGET</u>	<u>% BUDGET CHANGE</u>
<u>REVENUE</u>				
<u>OPERATING INCOME</u>				
4010 Common Element Fees	404,197	404,195	404,197	0.00
TOTAL OPERATING INCOME	404,197	404,195	404,197	
4310 Interest - Operating	1,200	4,261	2,600	
4410 Income - Other	100	175	100	
TOTAL REVENUE	405,497	408,631	406,897	
<u>EXPENDITURES</u>				
<u>ADMINISTRATION EXPENSES</u>				
5510 Property Management Fees	72,283	72,573	76,207	
5530 Legal Fees	1,800	180	1,800	
5540 Audit Fees	5,000	4,972	5,124	
5545 Condominium Authority of Ontario	4,396	4,396	4,396	
5560 Insurance Expense	11,597	8,244	9,000	
5575 Office Expenses	600	446	600	
5630 Bank and Payroll Charges	800	425	600	
5750 AGM Meeting Expenses	2,200	2,023	2,400	
5765 Common Elements Fee - Corporation	23,051	14,265	11,680	
5990 Misc. Expenses	1,000	345	1,000	
TOTAL ADMINISTRATION EXPENSES	122,727	107,869	112,807	
<u>UTILITIES</u>				
6020 Hydro	2,000	2,158	2,429	
TOTAL UTILITIES	2,000	2,158	2,429	
<u>CONTRACTS - OPERATING</u>				
6140 Landscaping and Snow Removal	139,668	132,662	136,730	
6160 Pest Control	1,200	0	1,200	
6230 Fire Safety	2,204	2,277	2,277	
6260 Waste Disposal/ Levy	2,000	0	0	
TOTAL CONTRACTS - OPERATING	145,072	134,939	140,207	
<u>REPAIRS AND MAINTENANCE</u>				
6460 Landscape Non Contract	1,800	1,695	3,000	
6610 Building Repairs and Maintenance	20,000	13,078	20,000	
6680 Pest Control	1,080	0	1,080	
6710 Shared Facilities Expenses	2,850	0	2,850	
6960 Miscellaneous Expense	6,000	0	6,000	
TOTAL REPAIRS AND MAINTENANCE	31,730	14,773	32,930	
<u>RESERVE FUND CONTRIBUTION</u>				
8510 Reserve Fund Contribution	103,968	103,968	118,524	
TOTAL EXPENDITURES	405,497	363,707	406,897	
SURPLUS / (DEFICIT) FROM OPERATIONS	0	44,923	0	

SIMCOE COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 488

BUDGET FOR THE FISCAL YEAR

AUGUST 1, 2026 TO JULY 31, 2027

ANALYSIS OF COMMON ELEMENT FEES

EXPENDITURES	BUDGET 2026-2027	PERCENTAGE OF BUDGET	ALLOCATION OF INCREASE
Administration	\$112,807.36	27.9%	-2.45%
Utilities	\$2,428.50	0.6%	0.11%
Contract Services	\$140,206.95	34.7%	-1.20%
Repairs & Maintenance	\$32,929.92	8.1%	0.30%
Reserve Fund Allocation	\$118,524.00	29.3%	3.60%
Other Income	-\$2,699.92	-0.7%	-0.35%
Funds Required	\$404,196.81	100.0%	0.00%

