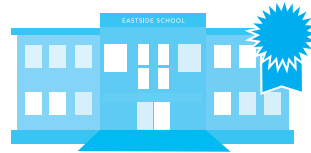


771 Third Avenue | WILLOW BEACH

SCHOOLS

With good assigned public schools near this home, your kids can thrive in the neighbourhood.



Sutton DHS

Designated Catchment School
Grades 9 to 12
20798 Dalton Rd

Deer Park PS

Designated Catchment School
Grades PK to 8
605 Varney Rd

Keswick PS

Designated Catchment School
Grades 1 to 8
25 The Queensway N

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

PARKS & REC.

This home is located in park heaven, with 3 parks and a long list of recreation facilities within a 20 minute walk from this address.



Willow Beach Park

1506 Metro Rd.
5 mins

Willow Wharf Park

Metro & Kennedy Rd.
10 mins

The ROC

26557 Civic Centre Rd
19 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 2 Playgrounds
- 1 Rink
- 4 Tennis Courts
- 3 Volleyball Courts
- 2 Basketball Courts
- 4 Ball Diamonds
- 10 Sports Fields
- 1 Splash Pad
- 2 Beaches
- 3 Winter Sports Facilities
- 1 Outdoor Games Facility
- 1 BMX Track
- 1 Climbing Wall
- 1 Archery Range
- 2 Trails
- 1 Arts/Performance Facility

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away.

Nearest Street Level Transit Stop
Metro Rd / Third Av
3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 22.4km.

Royal Victoria Regional Health Centre
201 Georgian Dr

Fire Station
37 Snooks Rd



Scan to view more information!



TEAM ZOLD

Call me for more information on this beautiful home!



Shawn Zigelstein
Broker

289-GET-ZOLD

office 416.443.0300

65B West Beaver Creek Rd - 2nd Floor
Richmond Hill, ON L4B 1K4

Not intended to solicit those currently under contract with another brokerage.

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

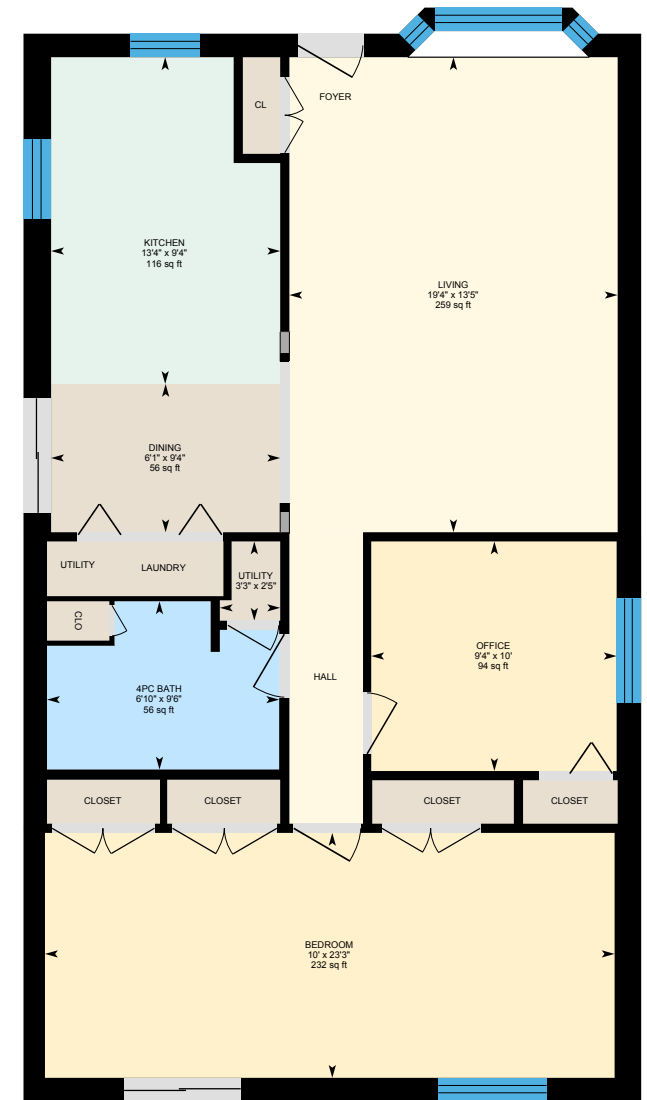
771 Third Avenue

Your Chance To Live Steps Away From The Lake

Just A Three-Minute Walk To The Sandy Shores Of Willow Beach, This Beautifully Maintained 2-Bedroom Bungalow On Third Avenue Delivers The Perfect Blend Of Charm, Comfort, And Lakeside Living. Set On A Quiet Street In One Of Georgina's Most Beloved Communities, The Home Features An Inviting Open-Concept Layout With Hardwood Floors, A Bright Living Area, And An Updated Kitchen Complete With Stainless Steel Appliances And Excellent Flow For Entertaining. Ceiling Fans Throughout Add Comfort And Ease To Warm Summer Days. Step Outside To A Spacious Backyard Designed For Relaxation And Gatherings, Featuring A Newer Deck, A Gazebo Ideal For Summer Evenings, And Both A Detached Garage And Storage Shed For All Your Tools And Seasonal Gear. With Parking For Up To 10 Cars, Hosting Friends And Family Is Effortless. Located Minutes From The ROC, Georgina's Four-Season Recreation Campus Offering Walking Trails, Sports Courts, Splash Pad, Bike Course, Snow Tubing, Skiing, Snowboarding, And An Outdoor Skating Rink, This Area Is Rich With Year-Round Activity. Nearby Marinas, Additional Beaches, And Waterfront Parks Make It Easy To Enjoy Boating, Paddling, And The Full Lake Simcoe Lifestyle. This Is A Thoughtfully Cared-For Home In A Vibrant, Amenity-Rich Neighbourhood — Ideal For Those Seeking Comfort, Convenience, And A True Sense Of Community.



771 Third Avenue



INCLUDED:

All Existing Stainless Steel Appliances: Magic Chef Flat Top Stove, Magic Chef Built-In Hoodfan, Magic Chef Built-In Dishwasher, Maytag Side-By-Side Fridge; Amana White Washer And GE White Dryer; All Electrical Light Fixtures, All Window Coverings, Shelving Throughout The Home, Furnace, Portable AC Unit, TV And Wall Mount In Bedroom, Shed, Gazebo, Natural Gas Napoleon BBQ With Hook Up To Gas Line.

Rental: Electrical Hot Water Tank

Taxes: \$4,120.21 / 2025