

Key Features 2030 Lilac Dr, Innisfil Beach

- **Spacious Layout** – 4-bedroom, 3-bathroom home with approximately 2472 square feet of finished living space
- **Prime Location** – Nestled in Innisfil Beach close to the lake, parks, shopping, restaurants, and other amenities
- **Lot Size** – Generous 0.29AC (139.09 ft x 95.94 ft x 126.01 ft x 95.85 ft) offering privacy and outdoor living with mature trees
- **Above Grade Living** – With no basement and all living space above grade, this home is ideal for both single-family living, a home office, or a guest suite
- **Attached Garage & Ample Parking** – Convenience for 2 vehicles in the heated garage and up to 8-10 more vehicles on the circular concrete driveway
- **Location:** Situated within 45 minutes of the GTA and within 10 minutes of the Barrie GO Train. Optional membership into the Alcona Beach Club provides access to 2 local beaches and other private member events. Just a 5-minute walk to the beach.
- **Landscape:** Located on a mature and older tree-lined street that is transitioning with new construction

Upgrades & Improvements

- **Metal Roof (2009)** – Long-lasting protection and peace of mind
- **Large Kitchen** – Hardwood and tile finishes, stainless steel appliances, a gas range, and a walk-out to the deck
- **3 Full Bathrooms** – Stylish fixtures, vanities, and tile-work
- **Flooring** – Timeless hardwood/laminate/tile throughout main areas
- **Energy Efficiency** – Furnace (2013), owned Tankless On-Demand Water Heater (2016)
- **Outdoor Enhancements** – Large upper decks as well as main level patios, along with a covered gazebo, landscaping, and a fenced yard. Double gate allows for backyard access and storage options for theseasonal toys.
- **Inclusions** - 70" Sharp AQUOS Quattron TV, 3 x outside security light/motion dome cameras, 1 x fixed exterior security camera/light, full home electrical surge protectors, 240V Electric Garage Heater, NEST Thermostat & 4 Zone Sensors, 3 x Sheds, automatic back up generator
- **Features** - Neutral finishes and a spacious, custom layout make this distinctive home a unique property that will impress even the most discerning buyer.



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WALK TO THE LAKE



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