

	<b>10 Beck Blvd</b> <b>Penetanguishene Ontario L9M 1C3</b> Penetanguishene Penetanguishene Simcoe <b>Taxes:</b> \$17,591/2025 <b>SPIS:</b> N <b>DOM:</b> 15	<b>List: \$1,998,000 For: Sale</b>  <b>Last Status: NEW</b>
	Detached <b>Front On:</b> W <b>Rms:</b> 6 <b>Link:</b> N <b>Acre:</b> <b>Bedrooms:</b> 3 Bungalow      83.54 x 365.18 Feet <b>Washrooms:</b> 3 <b>Irreg:</b> 1x7xMain, 1x3xMain, 1x3xMain <b>Dir/Cross St:</b> Beck Blvd & Main St <b>Directions:</b> Beck Blvd & Main St	

**MLS#:** S12782394      **Sellers:** TARANEH FEYZBAKSHWAGHEF & MOHAMMAD SAEED MIRFAKHRAEI      **Contact After Exp:** N  
**Holdover:** 90      **Possession:** Flexible      **Occup:** Vacant  
**Date:** 03/01/2026  
**PIN#:** 584350030      **ARN#:** 437201000607901  
**Additional PIN#:**  
**Legal:** PCL 1-1 SEC 51M226; LT 1 PL 51M226 PENETANGUISHENE; PENETANGUISHENE

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Crawl Space / Unfinished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Radiant / Gas <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 2004 <b>Year Built:</b> MPAC <b>Source:</b> <b>Apx Sqft:</b> 3500-5000 <b>Assessment:</b> 2025 <b>POTL:</b> <b>Elevator/Lift:</b> <b>Garage:</b> Y <b>Laundry Lev:</b> <b>Phys Hdcp-Eqp:</b>	<b>Exterior:</b> Stucco/Plaster <b>Drive:</b> <b>Gar/Gar Pk Spcs:</b> Built-In / 2 <b>Drive Pk Spcs:</b> 6 <b>Tot Pk Spcs:</b> 8 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove, Waterfront <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Interior Feat:</b> None <b>Roof:</b> Metal <b>Foundation:</b> Concrete	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Island:</b> N <b>WaterfrontYN:</b> Y <b>Waterfront:</b> Direct <b>Docking Type:</b> Private <b>Water View:</b> Direct <b>Retirement:</b> <b>Oth Struct:</b> <b>Lot Size Source:</b> MPAC <b>Survey Type:</b> None <b>Phased in Tax:</b> \$1,077,000
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**Water Body Name:** Georgian Bay      **Shoreline:** Clean, Mixed  
**Water Body Type:** Bay      **Shoreline Allowance:** Owned  
**Water Frontage (M):** 26      **Alternative Power:** Unknown  
**Water Features:** Beach Front, Dock, Waterfront-Deeded      **Easements/Restrict:** Unknown  
**Access to Property:** Year Round Municipal Road      **Waterfront Accessory Bldgs:** Not Applicable  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	0	0	
2	Dining	Main	0	0	
3	Kitchen	Main	0	0	
4	Prim Bdrm	Main	0	0	
5	2nd Br	Main	0	0	
6	3rd Br	Main	0	0	

**Client Remks:** Wake up to wide, unobstructed views of Georgian Bay, step onto your own white sand beach, and enjoy true four-season waterfront living. Set on an exceptional 85 x 346 ft lot with 85 ft of shoreline, this 3,000-3,500 sq ft custom bungalow offers year-round comfort in one of Penetanguishene's most desirable waterfront locations. The home features 3 bedrooms, 3 bathrooms, a built-in 2-car garage, parking for 6 vehicles, a private dock, and protected deep-water access. Designed to bring the outdoors in, the home offers a bright open-concept layout with floor-to-ceiling windows, vaulted ceilings, and skylights that capture the water views throughout. The living area is centred around a gas fireplace, while the kitchen with centre island and breakfast bar opens directly to outdoor entertaining spaces. The primary bedroom enjoys direct waterfront views, while two additional bedrooms and three full bathrooms provide space for family and guests. Outside, professionally landscaped grounds, an 8-person hot tub, and easy access to boating, swimming, and fishing complete the experience. Minutes to downtown Penetanguishene, Awenda Provincial Park, the Tiny Rail Trail, and the 30,000 Islands .

**Extras:**

**Inclusions:** All Led Elf, High End Ss Appliances, 2 Gas Fireplaces, Main Floor Laundry W/ White Front Loader, Washer And Dryer, Hot Tub, Sprinkler Sys, Water Softener, 4 Ductless Air Cond Units, Heat R, Fridge Stove Microwave Wine fridge Existing window covering where ever applicable, Existing Light fixtures,

**Exclusions:** Furnitures

**Rental Items:**

**Showing Requirements:** Lockbox

**Brkage Remks:** Buyer verifies measurements & taxes. 5% deposit by bank draft. Include Schedule B & Form 801 in offers. Send to meradsafaian@gmail.com Thank you for showing! Parts of home is virtually staged. Some photos may be generated.

**Lot Size Area:** Acres

**Sqft Other:**

**Sqft Total Unfinished:**

**Sqft Below Grade Finished:**

**Sqft Below Grade Source:**

**Sqft Above Grade Finished:** 3533

**Sqft Above Grade Source:** MPAC

**THE AGENCY Ph:** 416-847-5288 **Fax:**

378 Fairlawn Ave Toronto M5M1T8

MERAD SAFAEIAN, Broker 416-837-0311

KRISTIAN UTLEY, Salesperson 437-448-0180 THE AGENCY

**Contract Date:** 02/12/2026

**Expiry Date:** 06/12/2026

**Last Update:** 02/12/2026

**Condition:**

**Cond Expiry:**

**CB Comm:** 2.5% plus hst

**Ad:** N

**Escape:**

**Original:** \$1,998,000