

\$799,900 - 503185 Grey Road 1 Road, Georgian Bluffs

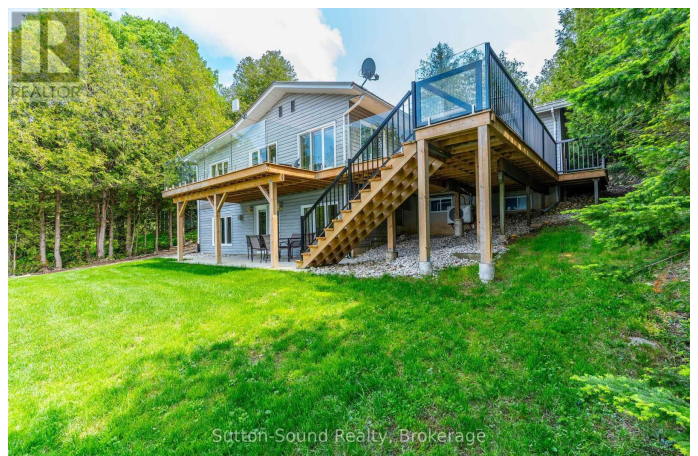
MLS® #X12220258

\$799,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Georgian Bluffs, Georgian Bluffs, Ontario

Located by Big Bay on the crystal-clear shores of Georgian Bay, this stunning waterfront property offers over 75 feet of shoreline with breathtaking views of White Cloud Island and Griffith Island. Whether you're looking for a seasonal escape or a year-round home, this property delivers an unforgettable Georgian Bay lifestyle. This charming bungalow offers three bedrooms, two kitchens & two full bathrooms which is perfectly suited for extended family stays or rental potential. The main level includes two bedrooms, a spacious kitchen and dining area with a sunken living room offering a cozy woodstove and panoramic water views. Step through the patio doors to an oversized new deck with sleek glass railings, designed to maximize the view. Downstairs, the walk-out lower level functions as a potential self-contained one-bedroom suite, featuring a fully updated bathroom, a large eat in kitchen plus a large family room with gas fireplace & patio doors that walkout to a concrete patio. Additional features include: New forced air heat pump with central A/C. Steel roof for durability and low maintenance. Separate 16 x 20 outbuilding ideal for a bunkie, games room or studio. Close to Wiarton and Owen Sound for convenience. Whether you're launching a kayak at sunrise, enjoying a family BBQ on the deck or simply soaking up the serenity, this property offers the perfect backdrop for creating lasting family memories. Thoughtfully designed for relaxation and recreation, the property features a



waterside shed with a private covered patio
ideal for enjoying the incredible views. Enjoy
the private dock and make use of the custom
storage designed for your personal watercraft.
Call your realtor today to book your private
showing! (id:6289)

Essential Information

Listing #	X12220258
Price	\$799,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	503185 Grey Road 1 Road
Subdivision	Georgian Bluffs
City	Georgian Bluffs
Province	Ontario
Postal Code	N0H2T0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Sloping, Level, In-Law Suite
Parking Spaces	10
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Electric, Other Heat Pump, Not known
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Lot Description	76.9 x 284.5 FT
Foundation	Concrete

Listing Details

Listing Office Sutton-Sound Realty



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