

\$729,900 - 1 - 301 Telford Trail, Georgian Bluffs

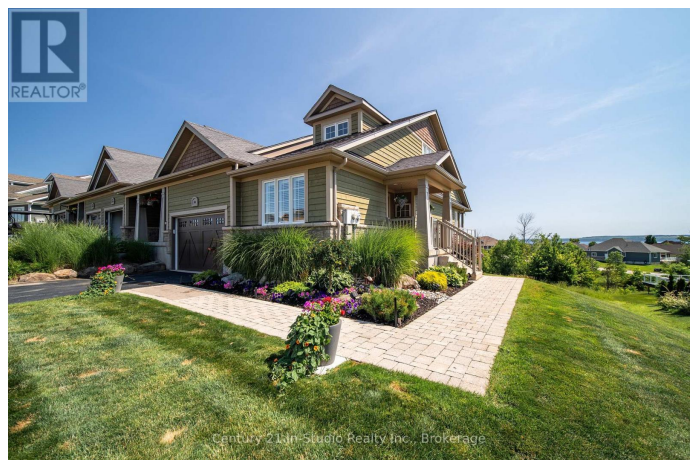
MLS® #X12310257

\$729,900

3 Bedroom, 4.00 Bathroom,
Single Family

Georgian Bluffs, Georgian Bluffs, Ontario

Welcome To 301 Telford Trail Located In The Prestigious Cobble Beach Golf Resort. This Beautifully Updated End Unit Bungalow Townhouse Is Perfectly Positioned To Capture Breathtaking Georgian Bay and Ravine Views. Enjoy Outdoor Living On The Expansive Composite Terrace Featuring A Sleek Glass Railing System And Convenient Stair Access To The Yard. Inside You Will Find Vaulted Ceilings In Both The Foyer And Living Room, Giving That Feeling Of Light And Space. A Separate Dining Room With French Doors Offers An Elegant Setting For Entertaining. The Gourmet Kitchen Boasts A Large Centre Island, Granite Countertops, High-End Stainless Steel Appliance And Abundant Storage - Ideal For Any Chef. Relax In The Light-Filled Living Room Complete With A Cozy Gas Fireplace And Walk-Out To The Terrace. The Spacious Loft Area Features A Bright Family Room Overlooking The Foyer And Living Room, Perfect For A Work-From-Home Office or Relaxing Retreat. A 2nd Bedroom And 4-Piece Bath Provide An Ideal Space For Guests. The Finished Lower Level Is Designed For Entertaining And Extended Family, Featuring a 3rd Bedroom, 3 Piece Bath, Games Room, Family Room With Electric Fireplace, Wet Bar With Wine Fridge And A Generous Storage Room With Epoxy Floors. The Lower Level Walk-Out Leads Directly To The Backyard Offering Added Convenience And Outdoor Enjoyment. 1.5 Car Garage, Fully Drywalled, Epoxy Floors,



Workbench And Lots Of Storage Plus 2 Car Parking With A Private Driveway. All Three Bathrooms Have Been Stylishly Renovated, Offering Comfort and Luxury Throughout. With Two Family Rooms, One Up And One Down, And The Added Bonus Of Being An End Unit, This Home Is Filled With Light, Space And Thoughtful Design. Amenities...Golf Course*Golf Simulator*Driving Range*Private Beach Club W/2 Firepits & Watercraft Racks*Outdoor Pool & Hot Tub*Day Dock*US Open Style Tennis Courts*Bocce Ball Court*Beach Volley Ball Court*Fitness Facility*Trails*CC Skiing*Snow Shoeing*Restaurant*Patio*Spa. (id:6289)

Essential Information

Listing #	X12310257
Price	\$729,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1 - 301 Telford Trail
Subdivision	Georgian Bluffs
City	Georgian Bluffs
Province	Ontario
Postal Code	N0H1S0

Amenities

Amenities	Beach, Golf Nearby, Park, Exercise Centre, Fireplace(s)
Features	Sloping, Backs on greenbelt, Open space, Sump Pump
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2
View	View of water, Unobstructed Water View

Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Outdoor pool

Interior

Appliances	Garage door opener remote(s), Cooktop, Garage door opener, Microwave, Oven, Wine Fridge, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Wood
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 In-Studio Realty Inc.



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