

\$999,000 - 258 Ironwood Way, Georgian Bluffs

MLS® #X12369359

\$999,000

2 Bedroom, 4.00 Bathroom,
Single Family

Georgian Bluffs, Georgian Bluffs, Ontario

FALL IN LOVE WITH COBBLE BEACH
YOUR FOUR-SEASON LUXURY RETREAT

~~~~~  
~ SECURE | PEACEFUL | QUIET | SAFE, and  
PRACTICALLY a GATED COMMUNITY  
~~~~~ PETS ARE ALLOWED!

~~~~~ As the leaves turn and  
autumn colours surround Georgian Bay,  
discover a lifestyle that shines year-round.  
Nestled on a peaceful cul-de-sac in one of  
Ontarios most prestigious waterfront golf  
communities, this exceptional residence  
delivers the rare Trifecta View rolling fairways,  
shimmering bay waters, and the iconic  
lighthouse. ~~~ Designer finishes & luxury  
upgrades throughout Peaceful cul-de-sac  
location with sunrise golf views and bay  
sunsets. Steps to the clubhouse, golf, spa, and  
scenic shoreline trails Lock & leave peace of  
mind in a secure, vibrant community. Perfect  
as a full-time residence or a seasonal retreat.

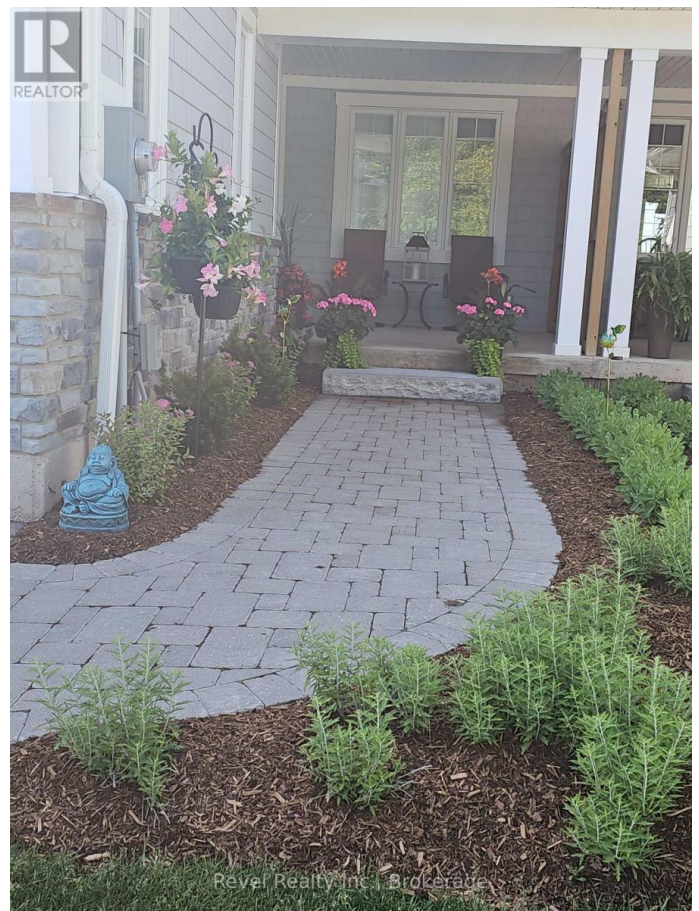
~~~~~ From crisp morning walks and  
autumn sunsets to snowshoeing/cross country
skiing winter trails and summer evenings on
the patio, Cobble Beach offers a year-round
resort lifestyle like no other. ~~~~~ 2

PRIMARY SUITES with WALK-IN CLOSETS
& ENSUITES (Main + 2nd Level), 4

BATHROOMS (3 Full + 1 Powder Room), 3

FAMILY ROOMS (one on each level w/ two
having pull out beds w/ toppers so the home

sleeps 8 easily and comfortably. If desired, the
basement family room and the upstairs loft
family room can easily be converted to



additional bedrooms), 2 PORCHES (front looks at green space and back is private) + BACKYARD PATIO w/ GAS BBQ & FIRE TABLE HOOKUPS, DOUBLE GARAGE w/ DOUBLE DRIVEWAY + NUMEROUS GUEST PARKING SPACES

~~~~~  
WORLD-CLASS AMENITIES: 16 km of hiking/biking trails, Clubhouse, spa, fitness centre, sauna, hot tub, heated pool Tennis, bocce ball, beach volleyball, day dock, Fire pits throughout, e-bikes and more ~~~~~  
YEAR ROUND SOCIAL EVENTS such as euchre, Canada Day fireworks, luxury car shows & much more

~~~~~  
~~~~~ THIS ISN'T JUST A HOME, IT'S YOUR NEXT CHAPTER (id:6289)

**Essential Information**

|            |                    |
|------------|--------------------|
| Listing #  | X12369359          |
| Price      | \$999,000          |
| Bedrooms   | 2                  |
| Bathrooms  | 4.00               |
| Half Baths | 1                  |
| Type       | Single Family      |
| Sub-Type   | Condominium/Strata |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 258 Ironwood Way |
| Subdivision | Georgian Bluffs  |
| City        | Georgian Bluffs  |
| Province    | Ontario          |
| Postal Code | N0H1S0           |

**Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Beach, Golf Nearby, Exercise Centre, Visitor Parking, Fireplace(s) |
| Features       | Cul-de-sac, Level lot, Wooded area, Open space, Level, Sump Pump   |
| Parking Spaces | 4                                                                  |

|               |                                             |
|---------------|---------------------------------------------|
| Parking       | Attached Garage, Garage                     |
| # of Garages  | 2                                           |
| View          | Lake view, View of water, Direct Water View |
| Is Waterfront | Yes                                         |
| Waterfront    | Waterfront                                  |
| Has Pool      | Yes                                         |
| Pool          | Outdoor pool                                |

### Interior

|                 |                                                                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Garage door opener remote(s), Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Wine Fridge, Refrigerator |
| Heating         | Natural gas Forced air                                                                                                                     |
| Cooling         | Central air conditioning                                                                                                                   |
| Fireplace       | Yes                                                                                                                                        |
| # of Fireplaces | 1                                                                                                                                          |
| # of Stories    | 2                                                                                                                                          |
| Has Basement    | Yes                                                                                                                                        |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Stone, Vinyl siding |
| Exterior Features | Lawn sprinkler      |
| Foundation        | Concrete            |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Revel Realty Inc. |
|----------------|-------------------|



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