

\$1,595,000 - 318760 Grey Road 1, Georgian Bluffs

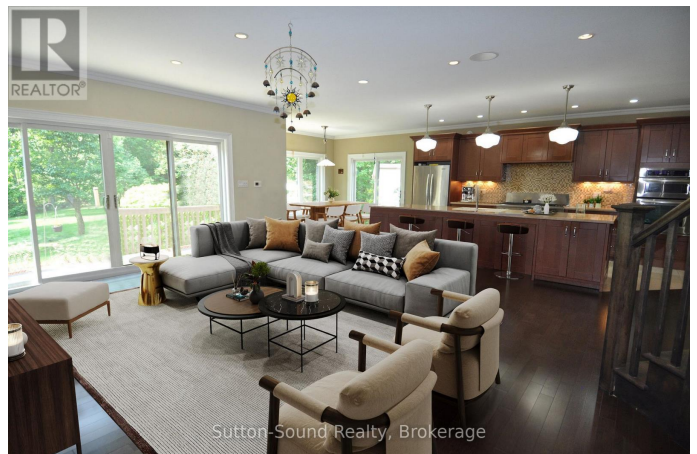
MLS® #X12372692

\$1,595,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Georgian Bluffs, Georgian Bluffs, Ontario

Welcome to Georgian Bluffs! This stunning custom-built home offers the perfect blend of luxury, comfort, and privacy, with over 5,000 square feet of meticulously maintained finished living space. Set back from the road on a professionally landscaped 2-acre lot with mature gardens and trees, this bright and cheery home is ideal for family living and entertaining alike. The open-concept design features a chef's kitchen, five spacious bedrooms, and four bathrooms. The massive primary suite includes a private lounge area, a large walk-in closet, an ensuite bath, and picturesque forest views. Enjoy year-round comfort with energy-efficient in-floor radiant heating throughout the home and garage, along with multiple gas fireplaces. The 3-car garage leads into a dedicated mudroom and bathroom, perfect for busy households. Designed with modern living in mind, this home comes equipped with a gas stove, fridge, dishwasher, ice maker, air purification system, HRV, on-demand hot water, gas air conditioning, a fully automated backup generator, and a Control4 central audio/entertainment system. There's also a gas connection ready for your patio BBQ, making outdoor entertaining a breeze. Outside, you'll find multiple entertainment areas, plenty of parking, and even a charming kids' playhouse or she-shed. Hardwood floors and ceramic tile run throughout, complemented by an abundance of natural light. Located between two of the areas best



golf courses Cobble Beach and Legacy Ridge and just minutes from Georgian Bay, the marina, Owen Sound, walking trails, and recreational amenities like tennis courts and a boat launch, this home offers the best of both worlds: tranquil country living with the convenience of city services including natural gas, municipal water, cable, and high-speed internet. This is more than just a home, it's a lifestyle. Dont miss your opportunity to own a truly impressive property in one of Grey Countys most desirable areas. (id:6289)

Essential Information

Listing #	X12372692
Price	\$1,595,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	318760 Grey Road 1
Subdivision	Georgian Bluffs
City	Georgian Bluffs
Province	Ontario
Postal Code	N4K5N4

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area, Level, Sump Pump
Parking Spaces	9
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater - Tankless, Water Heater
Heating	Natural gas Radiant heat
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	285.7 x 299.3 FT 2 - 4.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office Sutton-Sound Realty



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