

\$599,999 - 315 Telford Trail, Georgian Bluffs

MLS® #X12376371

\$599,999

2 Bedroom, 4.00 Bathroom,
Single Family

Georgian Bluffs, Georgian Bluffs, Ontario

Welcome to 315 Telford Trail, where luxury living meets resort-style relaxation. Nestled in the prestigious Cobble Beach golf resort community, this beautifully finished bungalow is more than just a home it's a lifestyle. Inside, you'll find over 1,600 square feet of sun-filled, open-concept living space designed for comfort and sophistication. Soaring ceilings, a cozy fireplace, and seamless access to a spacious back deck create the perfect setting to unwind while taking in tranquil views of Georgian Bay. The main floor offers convenient one-level living, while the fully finished walk-out basement adding more than 1,000sqf provides endless flexibility, whether you're envisioning a third bedroom, a home gym, or the ultimate entertainment zone. With two generously sized bedrooms and four bathrooms, this townhome combines privacy and practicality with thoughtful design throughout. Beyond the walls of your home, Cobble Beach offers an unmatched lifestyle. Set on 574 acres along the breathtaking Niagara Escarpment, the community features a Doug Carrick-designed 18-hole golf course, tennis courts, spa, fitness centre, sauna, outdoor pool, and a private beach and dock. Residents also enjoy fine dining at the Nantucket-inspired clubhouse, scenic walking trails, paddleboarding in the summer, and cross-country skiing in the winter, all just steps from their door. Located only ten minutes north of Owen Sound, 315 Telford Trail is ideal for anyone seeking low-maintenance living in a



peaceful, upscale setting. Book your private showing today and experience the Cobble Beach lifestyle for yourself. Virtual Showings available!. (id:6289)

Essential Information

Listing #	X12376371
Price	\$599,999
Bedrooms	2
Bathrooms	4.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	315 Telford Trail
Subdivision	Georgian Bluffs
City	Georgian Bluffs
Province	Ontario
Postal Code	N0H1S0

Amenities

Amenities	Beach, Golf Nearby, Exercise Centre, Fireplace(s)
Features	Wooded area, Flat site, Conservation/green belt
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2
View	View, View of water
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Outdoor pool

Interior

Appliances	Water Heater, Range, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Ventilation system
Fireplace	Yes

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

Exterior

Exterior	Wood, Brick
Exterior Features	Landscaped
Foundation	Concrete

Listing Details

Listing Office	Real Broker Ontario Ltd
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Listing information last updated on October 25th, 2025 at 9:46pm EDT