

# \$2,500,000 - 197 Balmy Beach Road, Georgian Bluffs

MLS® #X12378633

**\$2,500,000**

4 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Georgian Bluffs, Georgian Bluffs, Ontario

Welcome to 197 Balmy Beach Road. Step into a world of unparalleled elegance and breathtaking views at this fully reimagined waterfront bungalow on the pristine shores of Georgian Bay. Designed for those who seek the ultimate in luxury and entertainment, this home offers a lifestyle as extraordinary as its surroundings. Wake up to the beauty of Georgian Bay with its mesmerizing sunrises and sunsets, perfectly framed by the expansive windows that line the waterside of the home. Every inch of this property has been meticulously crafted with high-end finishes, creating a seamless blend of sophistication and comfort. The chef's kitchen is a culinary dream, featuring upgraded Cambria quartz countertops, a custom walk-in pantry, and premium appliances. The great room, with its soaring cathedral ceiling and Valor fireplace, is the perfect space to gather and soak in the panoramic water views. The walk-out lower level is a haven of its own, complete with a second full kitchen, a cozy living room with a fireplace, and two spacious bedrooms. Whether hosting guests or creating a private retreat, this space offers endless possibilities. Step outside to your private waterfront sanctuary. Relax under the covered patio with a natural gas fireplace, unwind in the hot tub, or take a dip in the heated saltwater pool. The cabana adds a touch of resort-style luxury, making this the ultimate space for entertaining or simply enjoying the tranquility of the lake. Turnkey Luxury, this home comes fully



furnished with high-end furniture, allowing you to move in and start living the dream immediately. Whether you're looking for a year-round residence, a vacation retreat, or a high-performing short-term rental, this property delivers on every front. With short-term rental-friendly zoning and massive ROI potential, it's a rare opportunity you don't want to miss. (id:6289)

## Essential Information

Listing #	X12378633
Price	\$2,500,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	197 Balmy Beach Road
Subdivision	Georgian Bluffs
City	Georgian Bluffs
Province	Ontario
Postal Code	N4K5N4

## Amenities

Features	Carpet Free, Guest Suite, In-Law Suite
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

## Interior

Appliances	Alarm System, Dishwasher, Dryer, Freezer, Furniture, Garage door opener, Water Heater, Microwave, Two stoves, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Brick
Lot Description	115.6 x 160 FT
Foundation	Concrete

## Listing Details

Listing Office eXp Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 25th, 2025 at 2:01am EDT