

\$898,000 - 339520 Presqu'ile Road, Georgian Bluffs

MLS® #X12419322

\$898,000

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Georgian Bluffs, Georgian Bluffs, Ontario

Gratify Yourself With This Meticulously Designed Waterfront Gem on Georgian Bay, This stunning east-facing waterfront property on Georgian Bay rises above the rest with its thoughtful design, exceptional features, and prime location. Offering two full-sized kitchens and a light-filled, functional layout across every level, its an ideal setup for multi-generational living or savvy investors seeking income potential. A true rarity in the area, the charming boathouse adds both character and value to this exceptional offering. Set on over 0.44 acres, this multi-level, two-storey home includes an oversized detached garage and is perfectly positioned just minutes from Owen Sound and local amenities yet only under 3 hours from downtown Toronto. Skip the 400-series traffic and embrace the true cottage lifestyle. Inside, the main level welcomes you with vaulted ceilings, a cozy wood stove, and breathtaking panoramic views. The oversized terrace is an entertainers dream, while main floor bedrooms and a full bath ensure comfort and flow. Upstairs, the loft space offers flexibility for a home office or storage. One of the two upper bedrooms includes a private sink, perfect for a nursery or as an added touch of convenience. The lower level features a modern open-concept second kitchen, dining, and living area, along with two more bedrooms, a full bath, and a walk-out ideal for guests, renters, or in-laws. With Georgian Bay as your backyard and easy access to ski



clubs, golf courses, trails, conservation areas, rivers, and lakes, this is truly a four-season playground. Whether you're into boating, fishing, hiking, motorsports, or hunting, this property offers the ultimate blend of work and play. Whether you're searching for a full-time residence or a luxurious family retreat, this is a rare opportunity to own your own slice of paradise on Georgian Bay. A must-see to truly be appreciated. Offers Graciously Reviewed: NOV 14th, Seller willing review offers at anytime. (id:6289)

Essential Information

Listing #	X12419322
Price	\$898,000
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Contemporary

Community Information

Address	339520 Presqu'ile Road
Subdivision	Georgian Bluffs
City	Georgian Bluffs
Province	Ontario
Postal Code	N0H2T0

Amenities

Amenities	Fireplace(s), Separate Heating Controls
Utilities	Electricity, Wireless
Features	Hillside, Level
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2
View	View of water, Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Appliances	Water Treatment, Water purifier, Water Heater, Central Vacuum, Sauna
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
Basement	Walk out, Separate entrance

Exterior

Exterior	Vinyl siding
Lot Description	100 x 164.9 FT under 1/2 acre
Foundation	Slab, Concrete

Listing Details

Listing Office Sutton Group Incentive Realty Inc.



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