

\$1,199,000 - 135 Browns Lane, Georgian Bluffs

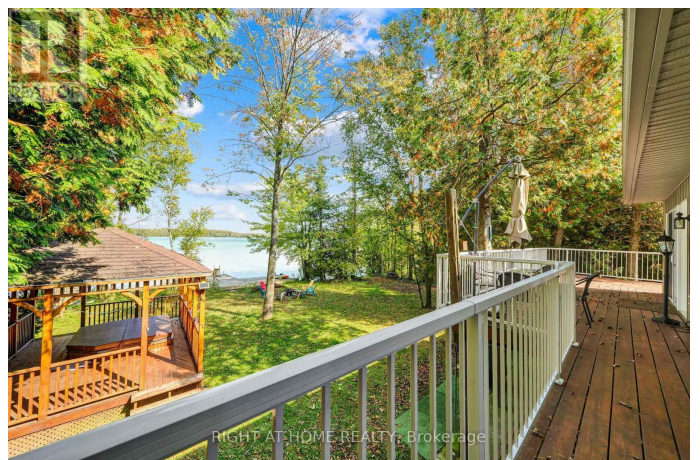
MLS® #X12437391

\$1,199,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Georgian Bluffs, Georgian Bluffs, Ontario

Francis Lake Waterfront Home or Cottage
The Perfect Escape Awaits! Enjoy lakeside living at its best in this 3-bedroom, 2-bathroom home or cottage, ideally situated between Wiarton and Owen Sound. Nestled on beautiful Francis Lake, a family-friendly inland lake with a gradual sandy shoreline, this property is perfect for swimming, boating, and fishing. Spend your days on the dock, your evenings around the fire pit, and your nights stargazing under clear skies. Offering over 2,100 sq. ft. of finished living space across two levels, this home is designed for comfort and entertaining. The open-concept main floor features a spacious living, dining, and kitchen area with water views, hardwood floors, and a cozy propane fireplace. The kitchen boasts ample cabinetry, tile flooring, and stainless steel appliances. The primary suite provides stunning lake views, walkout access to the wraparound deck, and a walk-in closet. A 3-piece bath and large laundry room with abundant storage complete this level. The walkout lower level is ideal for family and guests, featuring a large family room, two additional bedrooms, and a newly renovated 3-piece bath. Outside, enjoy multiple spaces to relax including the hot tub, gazebo, lower-level patio, and expansive upper deck that extends your living space outdoors. Practical upgrades include generator wiring (generator included) for peace of mind. The impressive 32 x 26 detached double garage features 12 ceilings, two oversized doors, and a second-level loft



accessible by hoist-ideal as a workshop, storage, or creative space. Additional outbuildings include a 14 x 24 garage and lean-to carport, perfect for RV, boat or toy storage.Stylish, functional, and filled with opportunities for relaxation and recreation, this Francis Lake property is more than a home ,its a lifestyle. (id:6289)

Essential Information

Listing #	X12437391
Price	\$1,199,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	135 Browns Lane
Subdivision	Georgian Bluffs
City	Georgian Bluffs
Province	Ontario
Postal Code	N0H2K0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area
Parking Spaces	9
Parking	Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer,
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	Refrigerator
Heating	Other
Cooling	None
Fireplace	Yes
# of Stories	2

Exterior

Lot Description	95 x 147.1 FT
Foundation	Block

Listing Details

Listing Office RIGHT AT HOME REALTY, BROKERAGE



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