

\$959,000 - 149 Mallory Beach Road, South Bruce Peninsula

MLS® #X12477565

\$959,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

South Bruce Peninsula, South Bruce
Peninsula, Ontario

This outstanding waterfront home on Colpoys Bay offers a year-round, 5-bedroom, 3-bath family haven in a natural setting. Just five minutes from Wiarton, and an easy drive to Sauble Beach and Owen Sound, the location strikes a rare balance: close to everything, yet quietly removed. A beautifully conceived reverse floor plan puts the open kitchen, dining, and living spaces upstairs, where expansive windows and a generous deck capture water views. A lovely bedroom with ensuite, two additional bedrooms, and a full bath complete this level. Downstairs, the primary suite is stunning with its beamed ceiling, fireplace, custom live edge cabinet and floating shelves. A sliding glass door opens to a covered verandah overlooking the gardens and the Bay beyond. The sleek three piece ensuite spans the width of the bedroom and features a glass shower and copious closet space. Across the wide hall, an inviting fifth bedroom with waterview makes hosting guests a delight. Laundry, utilities and storage are tucked away at the back of this level. Outside, the landscaping is lush and low-maintenance, with perennial plantings that frame the home and outdoor living areas. Across the quiet road on a private slice of waterfront sits a cool bunky, its sliding glass door overlooking the deck, the dock, and Colpoy's Bay. Everything here, both inside and out, is pleasing to the



eye. Whether you're an active family looking for a full-time home or empty nesters wanting a place to gather with kids and grandkids, this impressive property is waiting for you. Upgrades include New Roof (July 2025), New UV System and New Foot Valve for lake intake pipe. (id:6289)

Essential Information

Listing #	X12477565
Price	\$959,000
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	149 Mallory Beach Road
Subdivision	South Bruce Peninsula
City	South Bruce Peninsula
Province	Ontario
Postal Code	N0H2T0

Amenities

Amenities	Fireplace(s)
Features	Sloping
Parking Spaces	6
Parking	No Garage
View	View of water, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Hood Fan, Range, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air

Cooling	None
Fireplace	Yes
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	97.7 x 200 FT
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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