

# \$1,595,000 - 496629 Grey Road 2, Blue Mountains

MLS® #X12485502

**\$1,595,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Blue Mountains, Blue Mountains, Ontario

Welcome to a rare opportunity to own a 27-acre country estate less than five minutes from the heart of Thornbury. Perfectly positioned in one of the area's most sought-after locations, this property combines privacy, natural beauty, and convenience to town, ski clubs, golf courses, and the shores of Georgian Bay. A long, tree-lined driveway winds through the property, setting the tone for the lifestyle that awaits. The estate is defined by its exceptional outdoor spaces. At the centre is a professionally designed seven-acre equestrian facility featuring multiple paddocks, barns, well-built stalls, and a 70' x 110' riding ring—an ideal setup for horse enthusiasts. The land also includes open fields, rolling pastures, and a mature maple bush with an extensive private trail network, offering endless opportunities for walking, riding, snowshoeing, or cross-country skiing right from your doorstep. Nestled within the forest, a charming Bunkie provides a perfect summer guest retreat or a quiet escape. In addition to the natural amenities, the property includes an 1,800 sq. ft. detached garage, workshop, and commercial space that provides flexibility for a home-based business, hobbies, or storage. The four-bedroom residence offers generous space and light, but the true highlight of this estate lies in its setting and the lifestyle it affords. With natural gas available at the road, reduced tax benefits through the Ontario Managed Forest Program, and the added convenience of being located on the school



bus route for Beaver Valley Community School, this property offers practicality alongside charm. Its unbeatable proximity to Thornbury and surrounding recreational amenities makes it a once-in-a-lifetime chance to secure a private sanctuary in the heart of Southern Georgian Bay. (id:6289)

**Essential Information**

|            |               |
|------------|---------------|
| Listing #  | X12485502     |
| Price      | \$1,595,000   |
| Bedrooms   | 4             |
| Bathrooms  | 2.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 496629 Grey Road 2 |
| Subdivision | Blue Mountains     |
| City        | Blue Mountains     |
| Province    | Ontario            |
| Postal Code | N0H1J0             |

**Amenities**

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Golf Nearby, Marina, Ski area, Hospital, Fireplace(s) |
| Utilities      | Cable, Electricity                                    |
| Features       | Wooded area, Partially cleared                        |
| Parking Spaces | 10                                                    |
| Parking        | No Garage                                             |

**Interior**

|                 |                                             |
|-----------------|---------------------------------------------|
| Appliances      | Hot Tub, Water Heater, Water Treatment, All |
| Heating         | Propane Forced air                          |
| Fireplace       | Yes                                         |
| # of Fireplaces | 2                                           |
| # of Stories    | 2                                           |

Has Basement      Yes

## Exterior

Exterior      Wood

Lot Description      532.2 x 2202.4 FT|25 - 50 acres

Foundation      Block

## Listing Details

Listing Office      Forest Hill Real Estate Inc.



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