

\$860,000 - 717906 Highway 6, Owen Sound

MLS® #40757702

\$860,000

4 Bedroom, 2.00 Bathroom, 2,114 sqft
Single Family on 1.57 Acres

Georgian Bluffs, Owen Sound, Ontario

Looking for a home that blends lifestyle and income potential? This rare find near Owen Sound offers a beautifully renovated 3-bedroom bungalow, a self-contained in-law apartment, and a fully outfitted commercial workshop – all on 1.57 private acres with pond and in-ground pool. With just over 2,100 square feet in the main home, plus two additional income-ready spaces, this is a unique opportunity to live, work, and invest. Check out our TOP 5 reasons why this multi-use retreat should be your next move!

#5: LOCATION WITH FLEXIBILITY: Situated in Springmount where commercial business thrives, this property offers quick access to city amenities while still delivering countryside tranquillity. With highway frontage and a spacious driveway, it's ideal for entrepreneurs, tradespeople, or anyone craving space and freedom.

#4: MODERNIZED FAMILY HOME: The main residence features a stone exterior, a brand new open-concept kitchen with bright white ceiling-height cabinetry, quartz countertops and backsplash, living and dining areas, 3 bright bedrooms, laundry, plus a 5-piece bath. A large island and picture windows make the space perfect for family gatherings.

#3: BONUS IN-LAW APARTMENT: Attached to the main home, the in-law suite includes a kitchen, living room, 4-piece bath with shower, a bedroom, and private deck walkout – offering potential as a short- or long-term rental.

#2: COMMERCIAL WORKSHOP + OFFICE: A fully insulated and



renovated 2,200 sq. ft. detached commercial space features two private offices, a showroom-style reception area, storage, and a large open-bay workshop. With a previous commercial tenant having leased the space for \$2,500 per month, it is excellent for a business or your creative venture. #1: PRIVATE OUTDOOR PARADISE: The backyard is built for enjoyment, with an in-ground pool, large patio, a gazebo, and even a picturesque pond. Mature trees and wide-open skies make it feel like a private resort – the ultimate weekend-at-home retreat. (id:6289)

Built in 1956

Essential Information

Listing #	40757702
Price	\$860,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,114
Acres	1.57
Year Built	1956
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	717906 Highway 6
Subdivision	Georgian Bluffs
City	Owen Sound
Province	Ontario
Postal Code	N4K5N7

Amenities

Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Paved driveway, Crushed stone driveway, Sump Pump, In-Law Suite
Parking Spaces	20
Parking	Attached Garage, Visitor Parking

# of Garages	1
Has Pool	Yes
Pool	Inground pool

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Water softener, Washer, Garage door opener
Heating	Oil Forced air
Cooling	None
# of Stories	1

Exterior

Exterior	Stone
Foundation	Block

Listing Details

Listing Office	RE/MAX TWIN CITY REALTY INC., BROKERAGE
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