

\$3,349,900 - 402075 Grey Road 17, Georgian Bluffs

MLS® #X12328999

\$3,349,900

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Georgian Bluffs, Georgian Bluffs, Ontario

Welcome to 402075 Grey Road 17-a spectacular 231-acre estate in Georgian Bluffs where luxury meets country living. This custom-built barndominium blends rustic charm with modern comfort, offering over 4,000 sq ft of finished living space across 4 bedrooms and 4 bathrooms. Designed accessibility, the home includes a full-size elevator, making all levels easily reachable for everyone. Soaring cathedral ceilings, rich wood finishes, and a stunning wood-burning fireplace set the tone for cozy, elevated living. The open-concept layout is ideal for hosting, with a chef's kitchen and expansive great room flooded with natural light. Step outside to a true resort-style retreat: a sparkling swimming pool, hot tub, sauna, outdoor shower, and multiple decks where you can unwind and take in the surrounding forest, fields, and spring-fed pond. A detached garage/workshop and extensive trail system make this a dream for nature lovers, hobby farmers, or those seeking a private family compound. Located minutes to Wiarton, Owen Sound, and the shores of Georgian Bay-this is the ultimate rural luxury lifestyle. Luxury Certified. (id:6289)



Essential Information

Listing #	X12328999
Price	\$3,349,900
Bedrooms	4

Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	402075 Grey Road 17
Subdivision	Georgian Bluffs
City	Georgian Bluffs
Province	Ontario
Postal Code	N0H2T0

Amenities

Amenities	Fireplace(s)
Features	Lane
Parking Spaces	23
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Hot Tub, Garage door opener remote(s), Water Heater - Tankless, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes

Exterior

Exterior	Steel
Lot Description	593.6 x 5875 FT
Foundation	Poured Concrete, Slab

Listing Details

Listing Office	RE/MAX ESCARPMENT REALTY INC.
----------------	-------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 20th, 2025 at 8:01pm PDT