

# \$999,000 - 252 Ironwood Way, Georgian Bluffs

MLS® #X12329419

**\$999,000**

3 Bedroom, 4.00 Bathroom,  
Single Family

Georgian Bluffs, Georgian Bluffs, Ontario

Water Views, Exceptional Golf Course Views and END UNIT Location!. Welcome to Cobble Beach Waterfront Golf Resort Community on the shores of Georgian Bay. This Maritime-1727 sqft bungalow townhome with fully finished basement backs onto the 16th hole. Stunning views of the Bay and golf course. Open-concept living greets you when you walk in the front door, complete with double-height ceilings and a cozy fireplace. The open-concept kitchen offers island seating, quartz countertops and stainless steel appliances. The master bedroom is located on the main floor with a breathtaking view and exceptional sunrises. The laundry room & 2-pc bath complete this level. Oak hardwood floors and California shutters/window coverings were installed throughout. The loft-style second level is a versatile space for a family room or home office, full of natural light & open to the living area below. A bedroom & 4-piece bath provide ample space for family and guests. A fully finished basement offers even more livable space with a large, light-filled third bedroom, spacious rec room, three pc bathroom & plenty of storage space. The championship 18-hole links-style golf course, designed by Doug Carrick, ranks among Canada's top courses, providing residents with an unparalleled golfing experience. The resort offers world-class amenities, including The Sweetwater Restaurant, fitness facilities, hot tub & plunge pool, Beach Club, a 260-foot dock, two tennis courts, and a playground



catering to all ages and interests. Nestled against the Niagara Escarpment, residents can enjoy all four seasons, from golfing, hiking, swimming and sailing in the summer to snowmobiling or skiing in the winter months. Boating enthusiast? Nearby Marina provides mooring for larger vessels. Located just outside of Owen Sound, this is the perfect combination of a four-season luxury resort with the relaxed feel of Ontario cottage country. Sellers are related to the listing broker. (id:6289)

**Essential Information**

|            |                    |
|------------|--------------------|
| Listing #  | X12329419          |
| Price      | \$999,000          |
| Bedrooms   | 3                  |
| Bathrooms  | 4.00               |
| Half Baths | 1                  |
| Type       | Single Family      |
| Sub-Type   | Condominium/Strata |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 252 Ironwood Way |
| Subdivision | Georgian Bluffs  |
| City        | Georgian Bluffs  |
| Province    | Ontario          |
| Postal Code | N0H1S0           |

**Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | Fireplace(s)                |
| Features       | In suite Laundry, Sump Pump |
| Parking Spaces | 4                           |
| Parking        | Attached Garage, Garage     |
| # of Garages   | 2                           |
| Is Waterfront  | Yes                         |
| Waterfront     | Waterfront                  |

**Interior**

|                 |                                                                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Garage door opener remote(s), Central Vacuum, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator |
| Heating         | Natural gas Forced air                                                                                                                        |
| Cooling         | Central air conditioning, Air exchanger                                                                                                       |
| Fireplace       | Yes                                                                                                                                           |
| # of Fireplaces | 2                                                                                                                                             |
| # of Stories    | 2                                                                                                                                             |
| Has Basement    | Yes                                                                                                                                           |

## Exterior

|          |                  |
|----------|------------------|
| Exterior | Hardboard, Stone |
|----------|------------------|

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Revel Realty Inc. |
|----------------|-------------------|



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