

\$649,900 - 308 Telford Trail, Georgian Bluffs

MLS® #X12359888

\$649,900

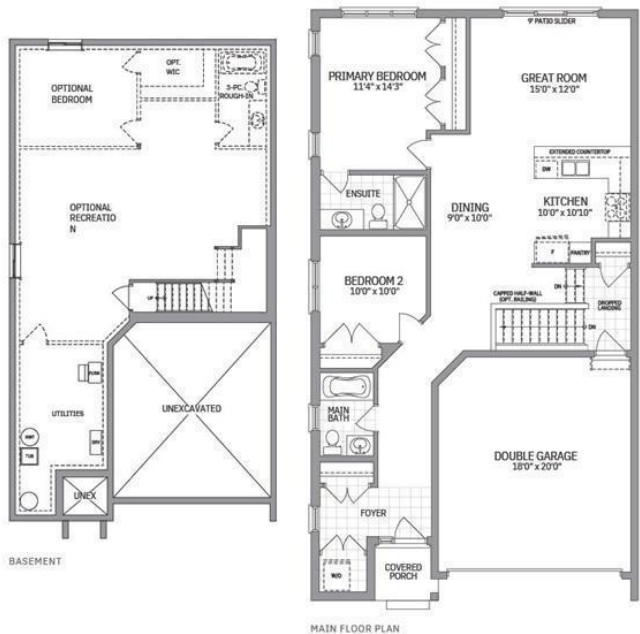
2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Georgian Bluffs, Georgian Bluffs, Ontario

Closing early 2026. New FREEHOLD (Common Element) Townhome. Come live in Cobble Beach, Georgian Bay's Extraordinary Golf Resort Community. This Grove (end unit) bungalow Built by the renowned Reids Heritage Homes is 1,215 sq ft 2 bed 2 bath located on a huge lot! Open concept Kitchen, dining, great room offers engineered hardwood, granite counters and an appliance package. Primary bedroom is spacious and complete with ensuite. Lower level is unfinished and can be finished by the builder to add an additional approx. 1,000 sq ft of space. 2 car garage, asphalt driveway and sodding comes with your purchase. One primary initiation to the golf course is included in the purchase of the home. All of this and you are steps to the golf course, beach, trails, pool, gym, US Open style tennis courts, and all the other amazing amenities. Cobble Beach is all about LIFESTYLE, you'll be amazed. (id:6289)



The GROVE
END UNIT
1,215 SQ.FT. | UNIT A
2 BEDROOM + 2 BATHROOM



All drawings are artist's concepts and may vary slightly from the final product. Actual usable floor space may vary from stated area, and square footage has been calculated based on usable living space according to the TARIION rules, and does not include garages or unfinished basement areas. Drawings may show optional features which may not be included in the base price. Bulkheads & box outs may be required as chases for plumbing & mechanical. Garage man door location, if applicable, may vary subject to grade. In an ongoing review of homeowner's needs, changes may have been incorporated into our "New Home Features" and construction techniques. Specifications subject to change without notice. E. & O. E. March 2023.

Essential Information

Listing #	X12359888
Price	\$649,900
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Style Bungalow

Community Information

Address 308 Telford Trail
Subdivision Georgian Bluffs
City Georgian Bluffs
Province Ontario
Postal Code N0H1S0

Amenities

Amenities Golf Nearby, Hospital, Beach
Features Irregular lot size, Sump Pump
Parking Spaces 4
Parking Attached Garage, Garage
of Garages 2

Interior

Appliances Water Heater
Heating Natural gas Forced air
Cooling Central air conditioning, Air exchanger
of Stories 1

Exterior

Exterior Hardboard, Stone
Lot Description 91.4 x 152 FT|under 1/2 acre
Foundation Poured Concrete

Listing Details

Listing Office Century 21 Millennium Inc.



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Listing information last updated on October 20th, 2025 at 11:46am PDT