

\$2,099,000 - 125 Kiowana Beach Road, Meaford

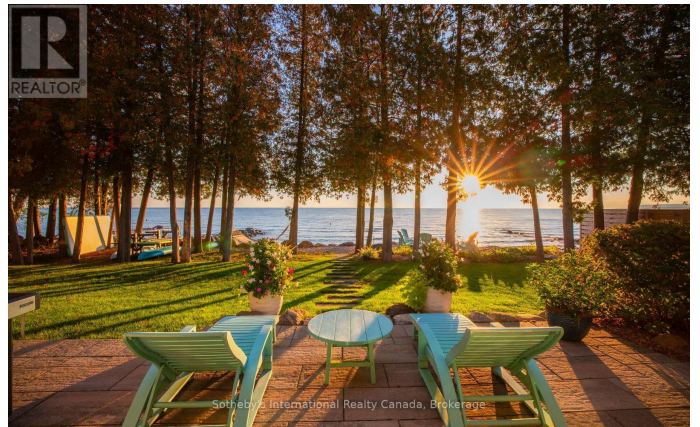
MLS® #X12460976

\$2,099,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Meaford, Meaford, Ontario

Imagine owning this rare oversized waterfront lot with 94.48 feet of private shallow shoreline on Georgian Bay. Built new in 2017, this modern custom cottage blends clean design, quality craftsmanship, and an unbeatable location, complete with some of the best sunrises the Bay has to offer. Inside, the 3-bedroom, 2-bath layout offers 1,215 sq. ft. of beautifully finished living space. The great room features shiplap cathedral ceilings, while the kitchen includes custom face frame kitchen cabinets, quartz and stainless counters, top-end appliances, and a large island with seating for 8. The open-concept living room showcases luxury vinyl flooring, a gas (propane) fireplace, and patio doors opening to a landscaped yard with expansive water views, multiple seating areas, and a waterside firepit perfect for soaking in your Georgian Bay lifestyle. Another set of patio doors leads to the screened-in porch, a spacious dining area with heaters, creating the ideal 3-season space for al fresco meals and evening relaxation. The detached garage features a new insulated garage door with proslate wall panels to maximize storage, with the back section being converted to heated storage with shiplap walls, a heated tile floor and an electric runtal wall panel. Additional features include a Generac generator and a heated 4' crawl space for added storage. Beyond the cottage, the property offers exciting development opportunities: build an additional bunkie or sports court on your back lot, or



explore rental potential in one of the area's most desirable waterfront communities. Nothing has been missed here - new propane furnace (2025), Lifebreath HRV, Navien water heater, sump pump with alarm, full water treatment system (pressure tank, softener, UV & RO), 4 security cameras, alarm system, outdoor: hot & cold taps & BBQ gas line. Enjoy all this just 2.5 hr from GTA, short drive to Meaford, Thornbury & Owen Sound - enjoy golf, skiing, marina restaurants, boutiques, & vibrant community. (id:6289)

Essential Information

Listing #	X12460976
Price	\$2,099,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	125 Kiowana Beach Road
Subdivision	Meaford
City	Meaford
Province	Ontario
Postal Code	N4L1W5

Amenities

Amenities	Beach, Fireplace(s)
Features	Sump Pump
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2
View	View, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater - Tankless, Water Treatment, Dishwasher, Dryer, Microwave, Stove, Washer, Whirlpool, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	94.5 x 327.7 FT
Foundation	Poured Concrete

Listing Details

Listing Office Sotheby's International Realty Canada



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