

\$829,900 - 317540 6&10 Highway, Georgian Bluffs

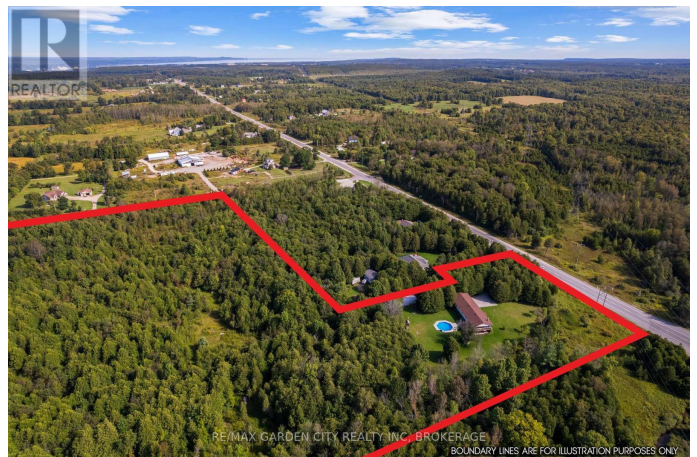
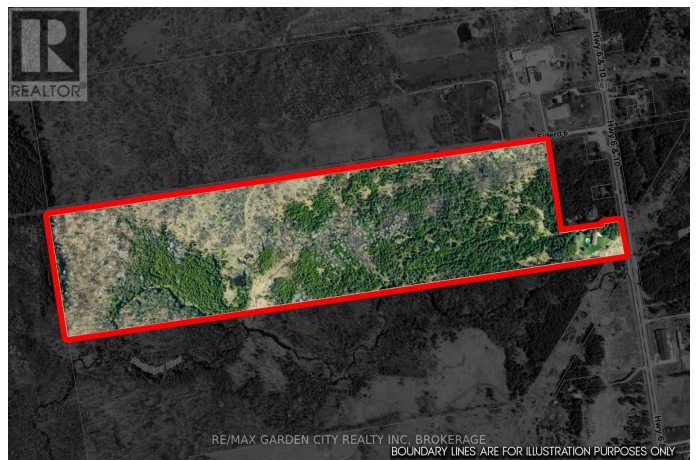
MLS® #X12463511

\$829,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Georgian Bluffs, Georgian Bluffs, Ontario

Step inside this spacious 4-bedroom, 2.5-bathroom home, offering the perfect balance of country living on just under 100 acres, nestled between Collingwood and Sauble Beach. From the moment you enter, you'll be greeted by a stunning open-concept design that seamlessly blends everyday living with entertaining. The versatile kitchen features ample counter and storage space, stainless steel appliances, and a large island ideal for family meals or hosting friends. Flowing effortlessly from the kitchen, the dining and living areas are filled with natural light from generously sized windows, creating a bright and welcoming atmosphere at any time of day. Along the main hall, you'll find a 3-piece bathroom, three sizeable bedrooms, and a large primary bedroom with its own dedicated and recently renovated ensuite. The lower level offers a generous recreational space, partially finished and ready for your personal touch, featuring a gas fireplace, a recently renovated bathroom, and direct backyard access. With rough-ins and a separate entrance, this space is ideal for a secondary unit, in-law suite, or flexible family area. Step outside to a multi-level deck overlooking a large backyard designed for fun and relaxation. Enjoy a gas line for your BBQ, an inground pool, a firepit, a treehouse with a sandbox, and plenty of space for gatherings. Parking is never an issue with an attached garage, carport, and spacious wrap-around driveway. A workshop at the back of the



property provides a dedicated space for projects, hobbies, or additional storage. Whether you're seeking a family home, a peaceful retreat from city life, or a smart investment, this property offers the perfect combination of comfort, versatility, and charm.

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Essential Information

Listing #	X12463511
Price	\$829,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Style	Bungalow

Community Information

Address	317540 6&10 Highway
Subdivision	Georgian Bluffs
City	Georgian Bluffs
Province	Ontario
Postal Code	N4K5N6

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Carpet Free, Country residential
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Central Vacuum, Water Heater, Water softener
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	256.1 x 4456.9 FT ; Lot at rear of property to 966.74 feet 50 - 100 acres
Foundation	Block

Listing Details

Listing Office RE/MAX GARDEN CITY REALTY INC, BROKERAGE



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