

Property Client Full

197 Balmy Beach Road, Georgian Bluffs, Ontario N4K 5N4

Listing

197 Balmy Beach Rd Georgian Bluffs

Active / Residential Freehold Lease / Detached

MLS®#: X12518644

List Price: \$5,000



Grey County/Georgian Bluffs/Georgian Bluffs

SPIS:	No	Transaction:	Lease
DOM:	23		
Style:	Bungalow	Rooms Rooms+:	11+0
Portion of Property for Lease:	Entire Property	BR BR+:	4 (4+0)
Link:	No	Baths (F+H):	4 (3+1)
Storeys:	1.0	SF Range:	2500-3000
Lot Irreg:		SF Source:	MPAC
Lot Front:	115.86	Lot Acres:	
Lot Depth:	160.00	Fronting On:	E
Lot Size Code:	Feet		
Dir/Cross St:	Balmy Beach Road and Grey Road 1		

PIN #: **370380328** ARN #: **420358000323800** Contact After Exp: **No**
 Holdover: **60**
 Possession: **month to month, to a max of a year term** Possession Date: **2025-12-01**

Kitchens:	2 (2+0)	Exterior:	Brick	Water:	Municipal
Fam Rm:	Yes	Gar/Gar Spcs:	Attached Garage/2.0	Water Supply Type:	
Basement:	Yes/Finished W/O	Drive Pk Spcs:	6.00	Sewers:	Septic
Fireplace/Stv:	Yes	Tot Pk Spcs:	8.00	Special Desig:	Unknown
	Carpet Free, Guest Accommodations, In-Law Capability, In-Law Suite, Primary Bedroom - Main Floor, Storage	Pool:	Inground	Furnished:	Yes
Interior Feat:		Pvt Entrance:	Yes	Included:	All Inclusive
Heat:	Forced Air	Laundry Acc:	In Basement		
Heat Source:	Gas				
A/C:	Yes/Central Air				
Central Vac:	No				
Laundry Lev:	Lower				
Property Feat:					
Water Name:	Georgian Bay				
Waterfront Y/N:	Yes	Waterfront:	Direct		
Water Struct:	Not Applicable	Easements/Restr:	Unknown		
Water Features:	Not Applicable				
Under Contract:		Dev Charges Paid:		HST App To SP:	
Access To Property:	Public Docking				
Shoreline:	Rocky, Sandy	Shoreline Exposure:			
Shoreline Road Allowance:	Not Owned				
Docking Type:	None	Water View:	Direct	Channel Name:	
View:		Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Welcome to 197 Balmy Beach Road, a fully reimagined waterfront bungalow on the pristine shores of Georgian Bay. This property offers a rare opportunity for luxury living, available as an executive rental. Every inch of this home has been meticulously crafted with high-end finishes, creating a seamless blend of sophistication and comfort. The chef's kitchen is a showpiece, featuring upgraded Cambria quartz countertops, a custom walk-in pantry, and premium appliances. It flows into the great room, where a soaring cathedral ceiling and a Valor fireplace create the perfect space to gather while soaking in the panoramic water views. The expansive windows lining the waterside of the home perfectly frame the mesmerizing sunrises over the bay. The walk-out lower level provides its own private retreat, complete with a second full kitchen, a cozy living room with a fireplace, and two of the home's four spacious bedrooms. With three full bathrooms in total, this layout offers endless possibilities for hosting guests or creating a separate living space. Step outside to your private waterfront sanctuary. The covered patio features a natural gas fireplace for cool evenings. Unwind in the hot tub or take a dip in the heated saltwater pool. A cabana adds a touch of resort-style luxury, making this the ultimate setting for entertaining or quietly enjoying the tranquility of the lake. Located in a prestigious neighbourhood near an exceptional golf course, this home comes fully furnished with high-end pieces, making it a truly turn-key property. This remarkable residence is available for a flexible lease terms, from month-to-month up to one year.**

Inclusions: **Dishwasher, Dryer, Freezer, Garage Door Opener, 2 Stoves, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Microwave, Pool Equipment, 2 Refrigerators, Smoke Detector, Washer, Window Coverings, Sound System, Alarm System, All Furniture in the Property.**

Lease Information

Lease Reqmnts: **Credit Check, Deposit Required, Employment Letter, Lease Agreement, References Required, Rental Application Required**
 Lease Term: **Monthly**
 Buy Option:

Rooms**MLS® #: X12518644**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Ground	3.67 M X 4.94 M	12.04 Ft x 16.20 Ft		
Dining Room	Ground	4.82 M X 3.74 M	15.81 Ft x 12.27 Ft		
Living Room	Ground	10.86 M X 4.74 M	35.62 Ft x 15.55 Ft		
Primary Bedroom	Ground	4.86 M X 5.54 M	15.94 Ft x 18.17 Ft		
Bedroom	Ground	2.99 M X 3.71 M	9.80 Ft x 12.17 Ft		
Powder Room	Ground	1.17 M X 2.44 M	3.83 Ft x 8.00 Ft		
Kitchen	Basement	6.75 M X 6.24 M	22.14 Ft x 20.47 Ft		
Game Room	Basement	8.65 M X 5.99 M	28.37 Ft x 19.65 Ft		
Bedroom	Basement	5.03 M X 3.58 M	16.50 Ft x 11.74 Ft		
Bedroom	Basement	2.75 M X 5.48 M	9.02 Ft x 17.97 Ft		
Utility Room	Basement	3.25 M X 2.44 M	10.66 Ft x 8.00 Ft		
Bathroom				4	
Bathroom				4	
Bathroom				4	
Bathroom				2	