

# Property Client Full

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

Listing

**197 Balmy Beach Rd Georgian Bluffs**

**Active / Residential Freehold / Detached**

MLS®#: **X12820684**

List Price: **\$2,399,000**

**New Listing**



### Grey County/Georgian Bluffs/Georgian Bluffs

Tax Amt/Yr: **\$14,099.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PT LT 1-2 PL 447 SARAWAK PT 2 16R1789 TOWNSHIP OF GEORGIAN BLUFFS**

Style: **Bungalow** Rooms Rooms+: **11+0**  
 Fractional Ownership: BR BR+: **4(4+0)**  
 Assignment: Baths (F+H): **4(3+1)**  
 Link: **No** SF Range: **2500-3000**  
 Storeys: **1.0** SF Source: **MPAC**  
 Lot Irreg: Lot Acres:  
 Lot Front: **115.86** Fronting On: **W**  
 Lot Depth: **160.00**  
 Lot Size Code: **Feet**  
 Zoning: **R5**  
 Dir/Cross St: **Balmy Beach Road and Grey Road 1**

Next OH: **Member: Sat Feb 28, 12:00PM-2:00PM**

PIN #: **370380328** ARN #: **420358000323800** Contact After Exp: **No**  
 Holdover: **60**  
 Possession: **FLEXIBLE** Possession Date: **2026-03-30**

Kitch Kitch + Fam Rm: <b>2 (2+0)</b>	Exterior: <b>Brick</b>	Water: <b>Municipal</b>
Basement: <b>Yes/Finished W/O</b>	Garage: <b>Yes</b>	Water Supply Type:
Fireplace/Stv: <b>Yes</b>	Gar/Gar Spcs: <b>Attached Garage/2.0</b>	Water Meter:
Interior Feat: <b>Carpet Free, Guest Accommodations, In-Law Capability, In-Law Suite, Primary Bedroom - Main Floor, Storage</b>	Drive Pk Spcs: <b>6.00</b>	Waterfront Feat: <b>Not Applicable</b>
	Tot Pk Spcs: <b>8.00</b>	Waterfront Struc: <b>Not Applicable</b>
	Pool: <b>Inground</b>	Well Capacity:
	Room Size:	Well Depth:
	Rural Services:	Sewers: <b>Septic</b>
	Security Feat:	Special Desig: <b>Unknown</b>
Parking Feat: <b>Private Double</b>		Farm Features:
Heat: <b>Forced Air</b>		Winterized: <b>Fully</b>
Heat Source: <b>Gas</b>		
A/C: <b>Yes/Central Air</b>		
Central Vac: <b>No</b>		
Laundry Lev: <b>Lower</b>		
Retirement: <b>No</b>		
Property Feat: <b>Hot Tub</b>		
Exterior Feat: <b>Asphalt Shingle</b>		
Roof: <b>Asphalt Shingle</b>		
Foundation: <b>Concrete</b>		
Soil Type:		
Alternate Power: <b>None</b>		
Water Name: <b>Georgian Bay</b>		
Waterfront Y/N: <b>Yes</b>	Waterfront: <b>Direct</b>	Island YN: <b>No</b>
Water Struct: <b>Not Applicable</b>	Easements/Restr: <b>Unknown</b>	
Water Features: <b>Not Applicable</b>		
Under Contract:	Dev Charges Paid:	HST App To SP: <b>Included In</b>
Access To Property: <b>Public Docking</b>		
Shoreline: <b>Rocky, Sandy</b>	Shoreline Exposure:	
Shoreline Road Allowance: <b>Not Owned</b>		
Docking Type: <b>None</b>	Water View: <b>Direct</b>	Channel Name:
View: <b>Water</b>	Lot Shape:	Lot Size Source: <b>MPAC</b>

### Remarks/Directions

Client Rmks: **There's something about Georgian Bay that changes you. Maybe it's the way the water greets you in the morning. Still. Calm. Endless. Or the way evenings naturally draw everyone outside. One more swim. One more fire. One more moment together before the stars take over the sky. This home was built for those moments. From the moment you walk in, the world feels quieter. The entire back of the home opens to the water, with wall to wall windows that blur the line between inside and out. The kitchen. The living room. The dining spaces. All connected. All designed so no matter where you are, Georgian Bay is always with you. Mornings begin with coffee at the kitchen window, watching the sun rise over the bay. Afternoons are spent in the saltwater pool, while laughter carries across the yard. Evenings bring everyone together. Dinner under the covered terrace. A soak in the hot tub. Stories shared around the fire as the sound of the water becomes the soundtrack to your life. And when the day ends, the primary suite becomes your private retreat. Wake up to the water. Fall asleep to the water. A peaceful reminder of just how special this place is. With a fully finished lower level featuring its own entrance, kitchen, bedrooms, and living space, this home offers the flexibility to evolve with you. A place for family. A place for guests. Or an opportunity to create something more. Offered fully furnished, this is more than a home. It's a complete Georgian Bay lifestyle. Ready for its next chapter. After time on the market, one thing has become clear. This home has been waiting for the right family. Now, it's ready.**

Inclusions: **Fully furnished , all appliances,**

Rooms

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