

**Property Client Full**

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

Listing

**197 Balmy Beach Rd Georgian Bluffs**  
**Active / Residential Freehold / Detached**

MLS®#: **X13123120**  
 List Price: **\$2,299,000**

**New Listing**



eXp Realty, Brokerage

**Grey County/Georgian Bluffs/Georgian Bluffs**

Tax Amt/Yr: **\$14,099.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0/0**  
 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** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **R5**  
 Dir/Cross St: **Balmy Beach Road and Grey Road 1**

PIN #: **370380328** ARN #: **420358000323800** Contact After Exp: **No**  
 Holdover: **90** Survey Year/Type: **Unknown**  
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm:	<b>2 (2+0)</b> <b>Yes</b>	Exterior:	<b>Brick</b>	Utilities:	<b>Gas, Hydro, Cable Available, Telephone Available Municipal</b>
Basement:	<b>Yes/Finished W/O</b>	Garage:	<b>Yes</b>	Water:	
Fireplace/Stv:	<b>Yes</b>	Gar/Gar Spcs:	<b>Attached Garage/2.0</b>	Water Supply Type:	
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>	Water Meter:	
		Tot Pk Spcs:	<b>8.00</b>	Waterfront Feat:	<b>Not Applicable</b>
		Pool:	<b>Inground</b>	Waterfront Struc:	<b>Not Applicable</b>
		Room Size:		Well Capacity:	
		Rural Services:		Well Depth:	
		Security Feat:		Sewers:	<b>Septic</b>
Parking Feat:	<b>Private Double</b>			Special Desig:	<b>Unknown</b>
Heat:	<b>Forced Air</b>			Farm Features:	
Heat Source:	<b>Gas</b>			Winterized:	<b>Fully</b>
A/C:	<b>Yes/Central Air</b>				
Central Vac:	<b>No</b>				
Laundry Lev:	<b>Lower</b>				
Retirement:	<b>No</b>				
Property Feat:					
Exterior Feat:	<b>Hot Tub</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 Exposure:			
Shoreline:	<b>Rocky, Sandy</b>				
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.**

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Listing Contracted With: **eXp Realty 866-530-7737**

**Prepared By: JENNIFER LAMONT, REALTOR Salesperson**

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