



365 KRAMER COURT, GEORGIAN BLUFFS

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**CHESTNUT
PARK**[™]

REAL ESTATE LIMITED, BROKERAGE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



PERFECT HARMONY IN GEORGIAN BLUFFS!

Elegant & contemporary gem tucked away on a beautiful half acre property on the periphery of the Woodland Estates and Moore's Hill neighbourhoods. Minutes to Inglis Falls, Harrison Park, the Niagara Escarpment and the River District of Owen Sound, this immaculate 2328 sq ft custom-built home includes a double car garage and an expansive full basement, wired and insulated. Spacious versatile floor plan, comes with all the bells and whistles, modern wide plank flooring and fresh décor throughout. Soaring ceiling and impressive staircase grace the main foyer and lead to a formal living/dining area. Sun-filled eat-in kitchen is a dream to prepare a gourmet meal in and opens to an expansive composite two-tiered deck. Main floor laundry/mud room, handy powder room and a separate shower with garage entry and a side door porch simplify life. Upper level has 3 generous sized bedrooms, including a main bath with a luxurious ensuite with whirlpool tub and a freestanding frameless glass corner shower with waterfall and handheld showerheads. Outdoor enthusiasts will delight in fresh air and room to stretch in the landscaped park-like yard with beautiful escarpment views, a fire pit, 3 raised garden beds and a shed.



- Quality custom built in 1992 by Deziqn 2000 Steve Garrow with freshly painted interior
- Poured concrete with 2" x 12" floor joists
- Roof 2009; sliding door 2016, pocket and French doors 2015; gas fireplace 2015; most windows on main level 2021
- High efficiency forced air natural gas furnace and central air conditioner 2011; roughed-in central vac
- Shaw 30 year quality laminate professionally installed throughout most of main living areas including the staircase in 2019
- Cambria counters, new double sink and high end faucets and ceramic backsplash in 2013
- Freestanding corner glass shower with waterfall and handheld shower heads
- New composite decking - expansive two tiered back deck and side porch off laundry room 2018
- Wired in for stereo in family room, living room and primary bedroom
- Expansive, high, dry basement wired, framed and insulated
- Beautiful 1/2 acre landscaped property including 4 maple trees and numerous evergreen trees
- MicroFIT Solar panels contract locked in at top rate assumable with approval
- Inclusions: shed, 2 fridges, stove, dishwasher, microwave, washer, dryer, push lawn mover and snow blower, child play set, water softener, desk in basement



Georgian Bluffs is a collection of communities stretching north from Chatsworth to just south of Warton. Copper Kettle, Cobble Beach, Slough of Despond, Big Bay, Oxenden, Balmly Beach. Hear the waterfalls roar in the spring as winter snow melts, feel the cool breeze off Georgian Bay on a hot summer's night, smell the crisp fall winds and taste the cold winter air as snowflakes drift down.



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