

# \$1,445,900 - 155 COBBLE BEACH Drive

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## Listing ID: 40595554

**\$1,445,900**

3 Bedrooms, 3 Bathrooms, 2225

Single Family

155 COBBLE BEACH Drive, Kemble,  
Ontario, N0H1S0

Cobble Beach BUNGALOFT living at its finest. This established home within the sought after community; offers the ability to move right in to this well cared for home, where main floor living is no longer a dream! Open concept floor plan provides an inviting and welcoming ambiance. Main floor laundry is located off the attached double car garage with inside entry.

Generac generator for added peace of mind.

The kitchen boasts granite counter tops, gas stove and a walk out to a large deck

(maintenance free aluminum railings and a retractable awning). Gorgeous panoramic views of Georgian Bay!.

Vaulted ceilings in the living/dining room with the gas fireplace and stone surround as your focal point in the space. Expansive windows allow plenty of light in throughout the home.

Poppy Hill Parkette directly across from the home.

Maple hardwood flooring and ceramic tiling

throughout the main floor. Primary bedroom with high ceilings, walk in closet, and 4

piece ensuite with jetted soaker tub and glass enclosed walk in shower. Another

bedroom completes the main floor which also could be used as a den or office space.

The lower level is a blank canvas with large windows and a WALK OUT to a covered

patio. Rough in for bathroom (14'10 x8'6),

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utility room (10'2 x10'2) plus additional unfinished space for a rec room/bedroom/home gym (approx.47 feet x 24 feet). The Loft has a nice sitting area (great for movie night), full three piece bath with soaker tub and a guest bedroom. This level creates a private retreat for guests. Another deck affectionately called The Eagles Nest is accessed from the second floor Loft; with continued PANORAMIC VIEWS across the Bay. Fully landscaped with low maintenance perennials and beautiful trees and shrubbery. Your resident fee provides access to all the wonderful amenities at Cobble Beach such as the beach, seasonal pool, hot tub, tennis, badminton/volleyball, playground, fitness room, and numerous trails. Inquire re Golf membership details. (id:50245)

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