

# \$1,295,000 - 151 ISHWAR Drive

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## Listing ID: 40324288

**\$1,295,000**

3 Bedrooms, 3 Bathrooms, 1875

Single Family

151 ISHWAR Drive, Georgian Bluffs,  
Ontario, N0H1S0

This contemporary 3 bed, 3 full bath bungalow is located in the executive neighbourhood of Sutacriti Heights, just minutes outside of Owen Sound. Completed in 2019, the impressive main level is open concept, allowing for seamless living and countless options for hosting and entertaining. Take in the beautiful breezes and views of Georgian Bay from the front of home, or the stunning views of the Escarpment and neighbouring green space from the expansive yard. The exquisite gourmet kitchen is a dream with stainless steel appliances, granite counters and beverage station. Access the back deck from the light-filled dining area or cozy up in the adjacent living room featuring a natural gas fireplace for those chilly Fall evenings. The primary bedroom is well-appointed with 4pc ensuite walk-in closet and access to the back deck. Two additional spacious bedrooms and 4 pc bath are located on the main level. Off of the front entry, the mudroom provides access to the 3 car garage. The lower level allows for plenty of natural light and features a family room complete with fireplace, a wonderful spot for game/movie night. A bonus unfinished space could house additional bedrooms or work-from-home office space. The property stuns with

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immaculate landscaping, perennial gardens, raised veggie beds, an outdoor stone fireplace and seating area. Located 2 minutes from Cobble Beach Golf Course, the Marina, trails and just minutes from amenities of Owen Sound. This is a quiet, tight-knit neighbourhood perfect for families and those seeking a wonderful quality of life. Community beach access with boat launch is only a short stroll away. This home and property exude quality and will make your everyday a luxury!  
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