

Listing Draft4276204 MLS® Data Information

250 Gordon Drive
Penetanguishene L9M 1Y4
Residential Freehold - Detached
For Sale - \$4,995,000 - Draft

Sotheby's International Realty Canada (705-416-1499)
KEVIN GILCHRIST, Broker (705-443-2880)

Location

ASSESSMENT ROLL #	437202000208906	LOT SIZE CODE	Feet
PIN#	584450178	LOT SHAPE	Irregular
ADDITIONAL PIN #	584450176	LOT SIZE SOURCE	GeoWarehouse
AREA	Simcoe	LOT SIZE AREA/CODE	2.93 Acres
MUNICIPALITY	Penetanguishene	ACREAGE	2-4.99
COMMUNITY	Penetanguishene	WATERFRONT YES/NO	Yes
FRONTING ON	North	ZONING	RR LS
LEGAL DESC.	248 and 252 Legal Description: PT LT 21A PL 69 TAY; PT WATER LT IN FRONT ORDNANCE RESERVE PL 69 TAY PT 5 & 6 & 8 & 9, R993; PENETANGUISHENE	DIR.S	North on Fuller Ave, East on Sandy Bay Rd, Right on Gordon Dr
LOT FRONT	270.84	MAIN CROSS STREETS	Fuller & Sandy Bay
LOT DEPTH	451.22		

Amounts/Dates

HST APPLICABLE TO SALE PRICE	Included In	POSSESSION REMARKS/TYPE	Probate to be completed / Other
TAXES/YEAR	\$39,086 / 2025	HOLDOVER DAYS	90
ASSESSMENT/YEAR	2393000 / 2026	SELLER NAME	Estate of Reinhart Weber
CONTRACT COMMENCEMENT	July 15, 2026	PHASED IN TAX ASSESSED VALUE	\$2,393,000
EXPIRY DATE	July 15, 2027	LOCAL IMPVTS.	No
POSSESSION DATE	October 1, 2026		

Exterior

LINK	No	APPROX. AGE	16-30
STYLE	Bungalow	YEAR BUILT	2009
EXTERIOR	Stone, Brick	YEAR BUILT SOURCE	Other
FOUNDATION DETAIL	Insulated Concrete Form	APPROX. SQUARE FOOTAGE	5000 +
ROOF	Unknown	ABOVE GRADE FINISHED SQFT	6421.8
GARAGE/TYPE	Yes / Attached	ABOVE GRADE FINISHED SQFT SOURCE	Estimated
GARAGE PARKING SPACES	4	BELOW GRADE FINISHED SQFT	1641
DRIVE PARKING SPACES	10	BELOW GRADE FINISHED SQFT SOURCE	Estimated
TOTAL PARKING SPACES	14	TOTAL UNFINISHED	8063.6
WATER	Well	PROP. FEATS./AREA INFLUENCES	Beach, Lake/Pond, Sloping, Waterfront, Clear View
POOL	Indoor, Salt	SECURITY FEATS.	Alarm System
SEWERS	Septic	WATER SUPPLY TYPE	Drilled Well
RETIREMENT COMMUNITY	No	WATER METER	Yes
PHYS. HANDICAP-EQUIPPED	No	SURVEY TYPE	Unknown
SPECIAL DESIGNATION	Unknown		

Waterfront/ Rural

WATERFRONT TYPE	Direct	WATERFRONT FEATS.	Beach Front, Boat Launch, Boathouse, Dock, Stairs to Waterfront, Seawall
BODY OF WATER NAME/TYPE	Georgian Bay / Bay	SHORELINE EXPOSURE	North
ISLAND	No	SHORELINE ALLOWANCE	Owned
WATER VIEW	Direct, Unobstructive	ALT. POWER	Generator-Wired
CHANNEL NAME	Outer Harbour	EASEMENTS/RESTRICTIONS	Environmentally Protected
WATER FRONTAGE	96.63m	RURAL SERVICES	Cell Services, Electricity Connected, Phone Connected, Recycling Pickup
SEASONAL DWELLING	No	WATERFRONT ACCESSORY BLDGS.	Dry Boathouse-Double
ACCESS TO PROP.	Year Round Municipal Road	DOCKING TYPE	Private
SHORELINE	Sandy, Rocky, Clean		

Interior

# OF ROOMS	6 + 6	BASEMENT	Finished, Walk-Out
# OF BEDROOMS	2 + 3	FIREPLACE/STOVE	Yes
# OF KITCHENS	1 + 1	FIREPLACE FEATS.	Living Room, Fireplace Insert
# WASHROOMS/PCS	2 / 3	# OF FIREPLACES	1
LVL	Main	HEAT SOURCE	Propane
# WASHROOMS/PCS	1 / 5	HEAT TYPE	Radiant
LVL	Main	AIR CONDITIONING	Central Air
# WASHROOMS/PCS	1 / 4	UFFI	No
LVL	Lower	LAUNDRY LVL	Main Level
# WASHROOMS/PCS	1 / 3	ELEVATOR/LIFT	Yes
LVL	Lower	LEASE TO OWN ITEMS	None
INTERIOR FEATS.	Air Exchanger, Auto Garage Door Remote, Countertop Range, Central Vacuum, Generator - Full, Guest Accommodations, In-Law Capability, Primary Bedroom - Main Floor, Solar Owned, Water Heater Owned, Water Treatment	UNDER CONTRACT	None
FAMILY ROOM/BONUS ROOM	Yes		

Rooms/Detail

	ROOM LVL	ROOM TYPE	LENGTH	WIDTH	DESC. 1	DESC. 2
1	Lower	Office	5.4m	6.1m		
2	Lower	Bedroom 2	4.3m	4.1m		
3	Lower	Bedroom 3	4m	4.1m		
4	Lower	Study	4m	3.8m		
5	Lower	Bedroom 5	4.2m	3.4m		
6	Lower	Utility Room	6.5m	4.5m		
7	Main	Living Room	5.2m	6.1m		
8	Main	Dining Room	5.2m	5.7m		
9	Main	Breakfast	3.9m	5.4m		
10	Main	Primary Bedroom	9.5m	6.7m	5 Pc Ensuite	Walk-In Closet(s)

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11	Main	Kitchen	4.4m	7.1m	
12	Main	Other	5.1m	3.5m	
13	Main	Family Room	5.6m	3.3m	
14	Main	Bedroom 4	4m	3.6m	3 Pc Ensuite
15	Main	Laundry	4.8m	2.2m	

Comments

REMARKS FOR CLIENTS

Perched along pristine waters, this property is one of south-east Georgian Bay's most iconic waterfront estates. Built in 2007, the breathtaking 9,000+ sq ft bungalow with a walkout lower level is a masterpiece of custom millwork and craftsmanship. As your gateway to the 30,000 Islands, the property features a stone circle drive and a cement drive leading to a private harbor. With a 5-foot depth to accommodate a large motor yacht, the shoreline also boasts a sandy beach and a 2-bay dry boathouse topped by a stone observation patio. It is the ultimate spot for sunset views over Penetang Bay and unobstructed views north up the Gap to Cognashene, all framed by manicured perennial gardens. Inside, soaring vaulted ceilings and heated radiant floors run throughout. The open-concept main floor seamlessly integrates a great room with a wood-burning fireplace, lounge, TV area, formal dining, and a breakfast nook. The professional chef's kitchen features a Sub-Zero fridge, Miele coffee station, three Miele ovens, a steamer, and two dishwashers. A spacious mudroom leads to a massive walk-in pantry with a built-in second fridge and standup freezer, with a raised-bed vegetable garden just outside. Uniquely offering main-floor resort luxury, this level boasts a spectacular indoor saltwater pool with a swim system, an executive office with bay views, guest rooms, and a luxurious primary suite. An elevator provides easy transit to the walkout lower level, designed for premium entertainment with two patios, a custom wine cellar, and a cedar storage room. This level also features a self-contained 1-bedroom in-law suite. Complete with 5 bedrooms, 5.5 baths, a whole-home Generac generator, and two heated double-car garages with floor drains, this estate offers absolute peace of mind. Perfectly balancing privacy and accessibility, it is just 10 minutes from Midland and Penetanguishene.

OFFER REMARKS

Offer will be entertained at 12:00 PM August 1, 2026

INCLUSIONS

Kitchen built in appliances (2 dishwashers, 3 ovens, coffee maker, pantry fridge and freezer), washer, dryer, window coverings, central vac, Generac generator. Inlaw Suite: Fridge + Stove

EXCLUSIONS

None

RENTAL ITEMS/UNDER

CONTRACT

None

REALTOR ONLY REMARKS

Probate is underway. Probate clause must be included in all offers along with Listing Brokerage Schedule B

Other

LISTING BROKERAGE	Sotheby's International Realty Canada	DISTRIBUTE TO INTERNET	Yes
SALESPERSON 1	KEVIN GILCHRIST, Broker	DISPLAY ADDRESS ON INTERNET	Yes
SALESPERSON 1 PHONE #	705-443-2880	DISTRIBUTE TO DDF/IDX	Yes
SALESPERSON 1 EMAIL	kgilchrist@sothebysrealty.ca	PERMISSION TO CONTACT BROKER TO ADVERTISE	No
CMSN. TO CO-OP. BROKERAGE	2.5% plus HST	REALTOR SIGN ON PROP.	Yes
SELLER PROP. INFO STATEMENT	No	SHOWING REQUIREMENTS	List Salesperson
ENERGY CERTIFICATE	No	OCCUPANCY	Partial
GREEN PROP. INFO STATEMENT	No	CONTACT AFTER EXPIRED	No
UNBRANDED VIRTUAL TOUR URL	https://my.matterport.com/show/?m=kjoToZkRrkM&brand=0		
BRANDED VIRTUAL TOUR URL 1	https://vimeo.com/1209852725?fl=pl&fe=sh		
SALES BROCHURE URL	https://my.matterport.com/show/?m=kjoToZkRrkM		

This is an MLS® Data Information Form. Seller or Landlord hereby acknowledges having received a copy of this document which forms Part 2 of the listing agreement

Signature

Date

Signature

Date

Signature

Date