Sunsets on Georgian Bay

359288 Grey Rd 15, Meaford

Property Description

As the afternoon sun glistens across the crystal-clear waters of Paynter's Bay, breathtaking western sunsets bring each day to a spectacular close from this thoughtfully renovated Georgian Bay waterfront residence. Set on a professionally landscaped west-facing property with over 400 feet of pristine shoreline, the home enjoys panoramic bay views, a private dock, sandy beach, and multiple outdoor living spaces, offering an extraordinary four-season lifestyle where refined living and nature exist in perfect harmony.

Designed to celebrate its spectacular waterfront setting, expansive windows fill the home with natural light while framing uninterrupted views across Georgian Bay. At the heart of the residence is a custom Brubacher Cabinets kitchen featuring leathered granite countertops, premium built-in appliances, a generous centre island, and a spacious eat-in area for casual dining. A separate dining room provides an elegant setting for entertaining, while the inviting living room, centred around a propane gas fireplace, offers the perfect place to relax as the ever-changing colours of the bay become part of everyday life. Rich maple hardwood flooring, custom millwork, and meticulous craftsmanship reflect the quality and care invested throughout the home.

The main level offers two generous bedrooms, including a spa-inspired 5-piece bathroom complete with a soaker tub, rain shower, and double vanity, together with a convenient 2-piece powder room. Inside entry from the oversized attached garage enhances both convenience and functionality while complementing the home's thoughtful design.

The fully finished walkout lower level has been seamlessly integrated as a private guest retreat, offering exceptional comfort and flexibility for extended family and visitors. A second custom Durnin's Custom Cabinets kitchen features quartz countertops, a large centre island, and a custom built-in dining area perfectly positioned to capture the sparkling waters of the bay. The spacious family room, warmed by an electric fireplace, creates an inviting gathering space, while two additional bedrooms and an elegantly finished 4-piece bathroom with a soaker tub and separate glass shower provide luxurious accommodations. A private entrance allows guests to enjoy complete independence while maintaining the home's refined aesthetic.

Life outdoors is every bit as captivating. The sheltered waters of Paynter's Bay invite boating, swimming, kayaking, paddleboarding, and fishing, while the private dock, sandy beach, waterfront entertaining areas, and the additional garage provide exceptional space for boats, recreational equipment, and everything needed to embrace life on the bay. Ground-source geothermal heating, 200-amp electrical service, and extensive quality improvements further reflect the pride of ownership found throughout this exceptional residence.

Ideally positioned just minutes from Owen Sound and within easy reach of Meaford, Thornbury, Blue Mountain, and Collingwood, residents enjoy convenient access to championship golf courses, private ski clubs, marinas, scenic hiking and cycling trails, boutique shopping, fine dining, and endless four-season recreation.

As evening settles over Georgian Bay, the sky transforms into brilliant shades of gold, amber, and crimson, reflected across the tranquil waters of Paynter's Bay. It is a view that never grows old—a home where every sunset is unforgettable and every season offers a new reason to stay.

Additional Home Information

Property Features:

- Approx. 2,794 sq. ft. finished living space
- 0.66-acre landscaped waterfront property
- Over 400 ft. of Georgian Bay shoreline
- 4 Bedrooms (2+2)
- 3 Bathrooms
- Oversized attached double garage plus
- Plus additional attached garage for a car or boat storage
- Private dock and sandy beach
- Municipal water plus well for sprinkler system or future out-building
- Septic system

Interior Highlights:

- Custom Brubacher Kitchen Cabinets
- Leathered granite countertops
- Built-in appliances
- Large centre island
- Separate dining room
- Living room with propane gas fireplace
- Maple hardwood flooring
- Spa-inspired 5-piece bath with soaker tub, rain shower & double vanity
- 2-piece powder room
- Oversized attached garage with inside entry
- Walkout lower-level guest retreat
- Custom Durnin's kitchen with quartz countertops & island
- Built-in dining nook overlooking the bay
- Family room with electric fireplace
- 2 additional bedrooms
- 4-piece bath with soaker tub & separate glass shower
- Private entrance
- Cold cellar with built-in safe

Heating & Systems:

- Ground source geothermal heating & cooling
- 200-amp electrical service
- 100 - sub panel for lower level
- Municipal water and a well for exterior use
- Septic system
- Internet available

Rural Services:

- Cell Service
- Garbage & Recycling Pickup
- Internet

Waterfront & Designation:

- 400 feet of shoreline
- Sheltered Paynter's Bay
- SR-115 Shoreline Residential with Exception
- Western exposure
- Private dock
- Sandy beach
- Boating
- Swimming
- Kayaking
- Paddleboarding
- Fishing
- Spectacular sunsets

Inclusions

- 2 Refrigerators (upper/lower)
- Built in stove top (upper)
- Built in oven (upper)
- White Electric Stove (lower)
- 2 Dishwashers
- Washer & Dryer
- Window Coverings
- Electric Light Fixtures
- Garage Door Openers
- Dock
- Safe
- Hot Tub (as is)
- Hot water heater
- Water softener, water treatment, UV system

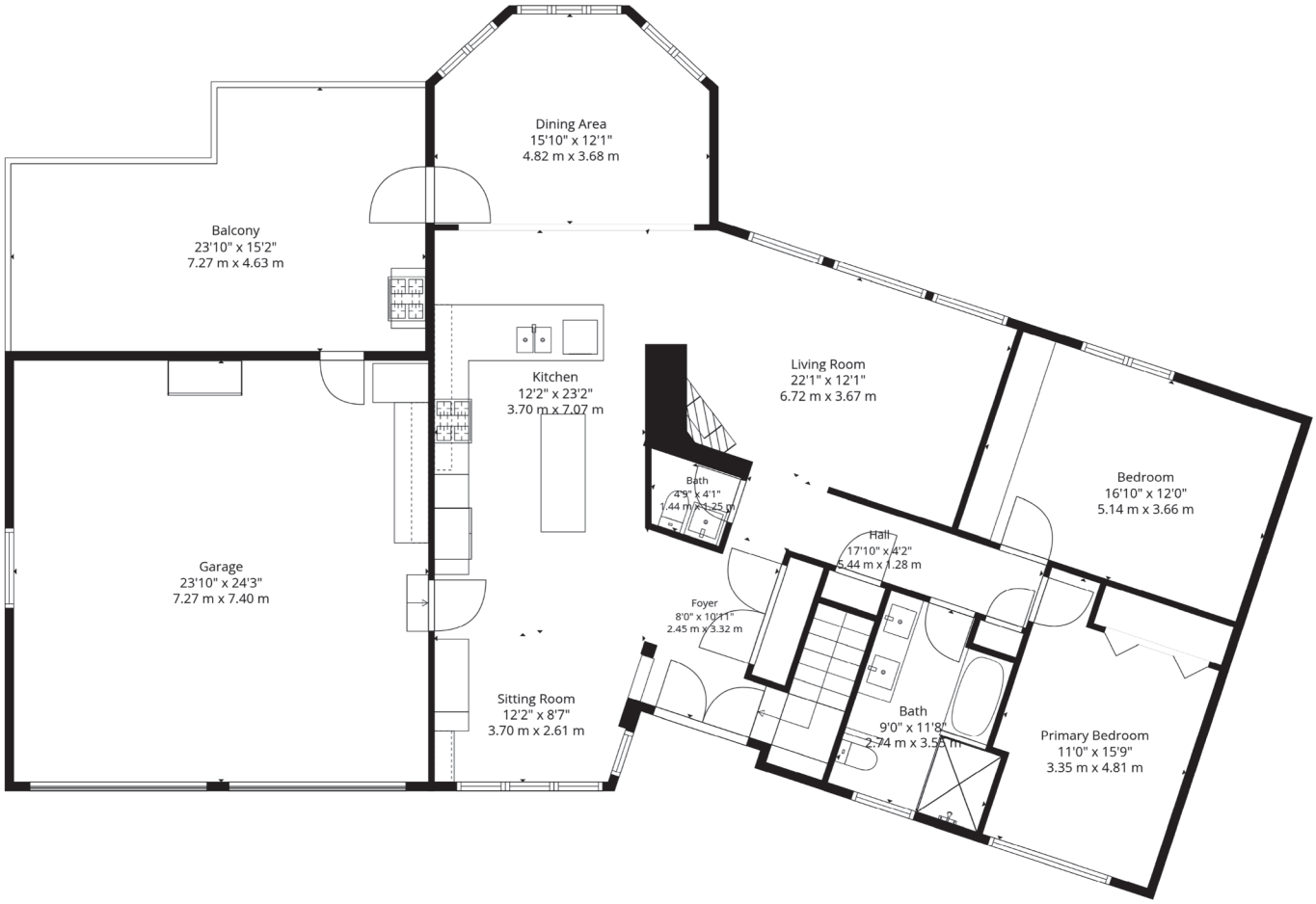
*****ALL FURNISHINGS IN HOUSE ARE NEGOTIABLE*****

Estimated Annual Operating Costs

- **Propane:**$ Annually (2025)
- Propane Tank Rental: $75.00 Annually
- **Hydro:** $ (2025)
- Water:
- Hot Water Heater: Owned
- Taxes (2025)**:** $9542.87

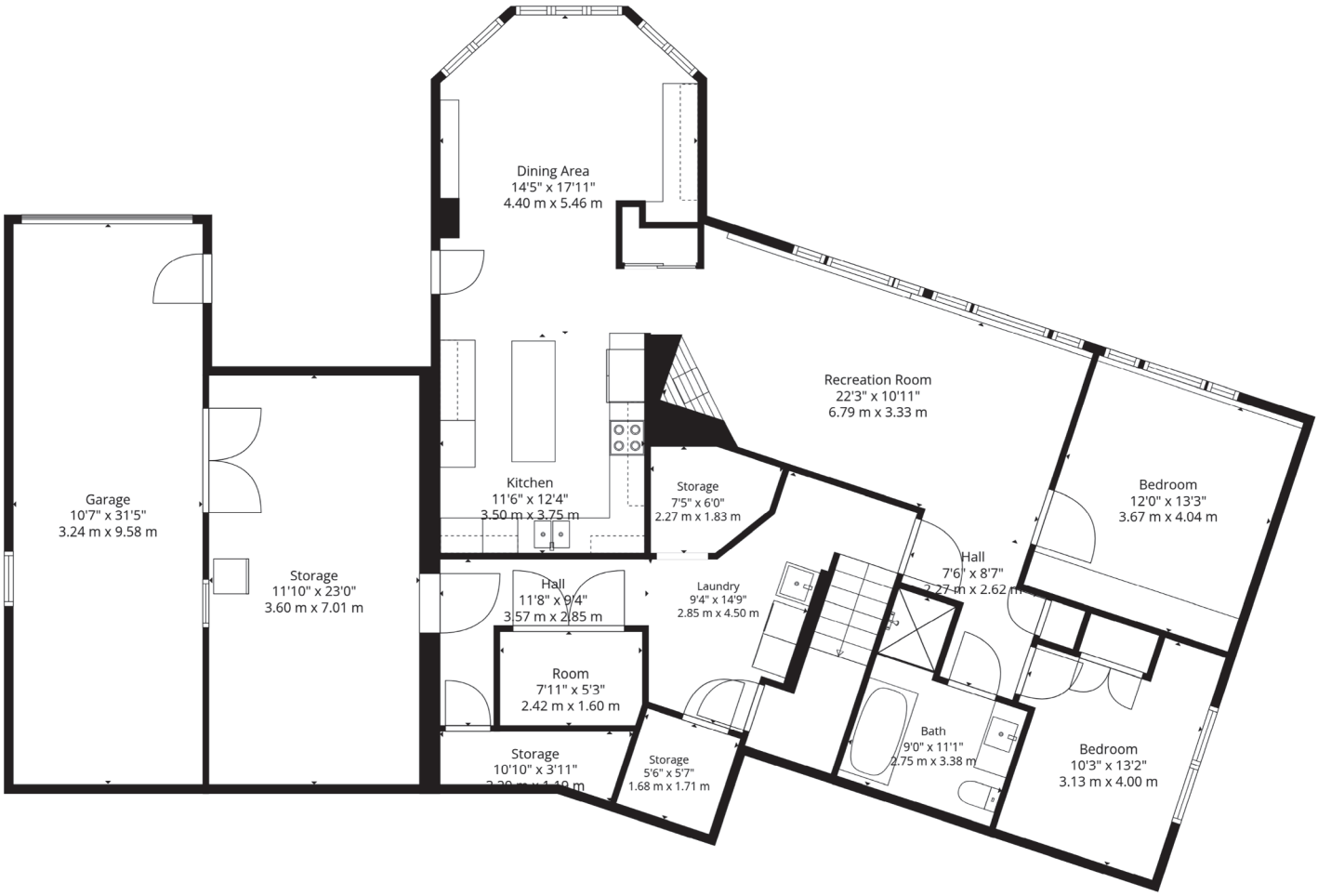
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Floor Plans



Total GLA: 2794 sq. ft, 260 m2 | Total: 4788 sq. ft, 445 m2
1st floor: 1173 sq. ft, 109 m2 (Excluded areas 1067 sq. ft, 99 m2)
2nd floor: 1621 sq. ft, 151 m2 (Excluded areas 927 sq. ft, 86 m2)

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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