

104496

Property No: 194582



317 TELFORD TRAIL
Kemble, ON, N0H 1S0

2 Bedrooms
4 Bathrooms
1,672 Square Feet

\$549,900



Condo for Sale

Are you looking for the finer things in life? The Residences of Cobble Beach Golf Links is for you! This 3 + 1 bedroom, 3.5 Bath end unit townhouse is available! Once you step inside from the private side entrance, you will be instantly impressed at the spacious open concept main floor that exudes modern elegance. A stunning floor to ceiling, stone lined, gas fireplace graces the main floor living room. Bring out your inner chef in the gourmet kitchen with premium fixtures and large island. With soaring ceilings, the loft is a perfect setting for relaxing and enjoying views of Georgian Bay. Entertain in style in the walkout lower level complete with wet bar, large family room & private concrete patio. With many upgrades, you must see it to full appreciate all it has to offer. Only steps to the Award winning Cobble Beach Golf Links, and all of the amenities it provides, such as the club house, pool, sauna, tennis & private beach, you deserve a life at Cobble Beach!



Royal LePage Locations
North Brokerage

(800) 886-4713

Estimated Mortgage Rate

\$2,182 / month

based on 20% down at 3.44

Kemble
Condo for Sale



317 TELFORD TRAIL, Kemble, Ontario,
N0H 1S0

Call or visit to schedule your viewing
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317 TELFORD TRAIL

Rooms

Kitchen	Ground level	14' 2" x 11' 6"
2pc Bathroom	Ground level	5' 2" x 5' 7"
3pc Ensuite bath	Ground level	8' 10" x 5' 4"
Master bedroom	Ground level	13' 4" x 11' 4"
Living room	Ground level	13' 11" x 11' 6"
Bedroom	Ground level	11' 6" x 9' 4"
Recreation room	In between	11' 1" x 11' 1"
Games room	In between	14' 7" x 8' "
Family room	In between	25' 8" x 13' 11"
Cold room	In between	11' 6" x 4' 10"
Utility room	In between	11' 6" x 10' 6"
3pc Bathroom	In between	8' 9" x 5' 7"
Loft	Second level	12' 11" x 14' "
4pc Bathroom	Second level	8' 7" x 5' 5"

Additional Features

Cooling: Air exchanger, Central air conditioning

Heating: Forced air

Fireplace: Other - See remarks (Gas)

Foundation: Poured Concrete

Exterior: Masonite, Colour Loc, Stone

Appliances: Whirlpool, Dishwasher, Stove, Refrigerator, Wet Bar



Listing provided by RE/MAX GREY BRUCE REALTY INC Brokerage (OS). To schedule a viewing call (800) 886-4713 and ask about Listing ID 104496.