

\$1,689,000 - 70167 Zion Church Road, Wiarton

MLS® #40774411

\$1,689,000

5 Bedroom, 4.00 Bathroom, 4,846 sqft

Single Family on 2.66 Acres

Georgian Bluffs, Wiarton, Ontario

An extraordinary lifestyle opportunity awaits in a sought after neighborhood in Georgian bluffs. Refined design and natural beauty come together in perfect harmony. Crafted in 2020, this custom timber frame estate rests on nearly 3 acres of secluded, forested grounds and showcases over 4,600 sq. ft. of thoughtfully curated living space. A true sanctuary, this private residence offers an inspired blend of timeless elegance and modern luxury, perfect for those who cherish space, serenity, and a deep connection to nature. Step inside to find soaring 24 foot height cathedral ceilings, a grand stone fireplace, and expansive windows that invite the forest views indoors. The open concept layout flows into a chef's gourmet kitchen featuring a 9x5 quartz island, premium appliances, and a large walk in pantry, perfect for hosting, or enjoying calm mornings in a peaceful setting. The main floor offers a private primary suite with a spa like ensuite and walk in closet. Upstairs, two additional bedrooms, a full bath, and a quiet loft create space for family or guests. The finished lower level includes two more bedrooms, a large rec room with a bar, and a private access to the garage, ideal for extended family, a wellness studio, or private guest quarters. Over \$135,000 in thoughtful upgrades bring confidence and ease, including a Generac whole home generator, new asphalt driveway, professional landscaping with armour stone, and a full security system. The heated and



insulated triple garage features high ceilings and oversized doors, perfect for your vehicles, storage needs, and space to keep your ATVs, boats, and recreational toys organized and secure. If youâ€™re looking for a luxury home with privacy, space, and connection to nature, yet just minutes from town, this one stands apart. Call your REALTOR® today to schedule a private showing! (id:6289)

Built in 2020

Essential Information

Listing #	40774411
Price	\$1,689,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	4,846
Acres	2.66
Year Built	2020
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	70167 Zion Church Road
Subdivision	Georgian Bluffs
City	Warton
Province	Ontario
Postal Code	N0H2T0

Amenities

Amenities	Shopping
Utilities	Electricity
Features	Country residential
Parking Spaces	13
Parking	Attached Garage
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Dryer, Oven - Built-In, Refrigerator, Water softener, Water purifier, Washer, Range - Gas, Microwave Built-in, Gas stove(s), Hood Fan, Window Coverings, Garage door opener
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker Ontario Ltd.
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Listing information last updated on October 15th, 2025 at 4:46pm CDT