

\$1,825,000 - 383 Peek-a-boo Trail, Tiny

MLS® #40771063

\$1,825,000

6 Bedroom, 4.00 Bathroom, 4,061 sqft

Single Family on 0.46 Acres

Tiny, Tiny, Ontario

LUXURIOUS GEORGIAN BAY ESTATE WITH 83 FT OF SANDY SHORELINE, SECOND COTTAGE, DETACHED GARAGE & ALMOST HALF AN ACRE! 83 feet of Georgian Bay frontage with eastern exposure presents a private sandy beach with gradual entry, clear waters, and sunrise views that define the waterfront lifestyle. Set on nearly half an acre with a large back deck, the property is further enhanced by an expansive L-shaped dock with a bump-out that extends into the bay, offering an impressive setting for entertaining, lounging, and docking motorcraft. Located on a coveted cul-de-sac along sought-after Peek-A-Boo Trail and just steps from Tee Pee Point Park, the property delivers exclusivity and tranquillity while remaining approximately 10 minutes to local essentials and a short drive to Penetanguishene and Midland for expanded amenities. The primary residence introduces itself with a stately front entry, covered porch, manicured landscaping, and a detached two-car garage with six-car driveway parking. The kitchen is appointed with rich wood cabinetry topped with crown, granite counters, stainless steel appliances, and a built-in desk area. The living room features a bay window, crown moulding, fireplace, and French doors, while the spectacular sunroom boasts soaring ceilings, shiplap accents, pot lights, a dramatic fireplace, and a walkout. The primary bedroom highlights its own walkout to the sunroom, a walk-in closet, and a spa-like 6-piece ensuite. Extending the living space, the finished



walkout basement showcases a massive rec room with a third fireplace, pot lights, and room for a pool table, along with a fourth bedroom and full bath, with the entire level opening directly to the yard and waterfront. A versatile second cottage with two bedrooms, a bathroom, a kitchen and a living area, and a private deck enhances the property’s functionality for family and guests, while main floor laundry, in-floor radiant heating, central vac, and ERV/HRV systems add to the overall comfort. (id:6289)

Built in 2008

Essential Information

Listing #	40771063
Price	\$1,825,000
Bedrooms	6
Bathrooms	4.00
Square Footage	4,061
Acres	0.46
Year Built	2008
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	383 Peek-a-boo Trail
Subdivision	Tiny
City	Tiny
Province	Ontario
Postal Code	L9M0B3

Amenities

Amenities	Beach, Park
Utilities	Cable, Natural Gas, Telephone
Features	Country residential
Parking Spaces	8
Parking	Detached Garage

# of Garages	1
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Central Vacuum
Heating	Natural gas Forced air, Radiant heat
Cooling	None
Fireplace	Yes
# of Fireplaces	3
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco, Vinyl siding
Foundation	Insulated Concrete Forms

Listing Details

Listing Office RE/MAX Hallmark Peggy Hill Group Realty Brokerage



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