

\$3,280,000 - 190 Melissa Lane, Tiny

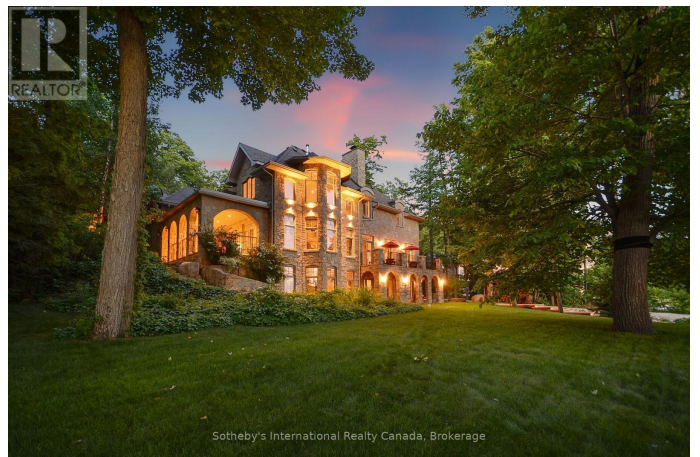
MLS® #S12189711

\$3,280,000

6 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Rural Tiny, Tiny, Ontario

Welcome to 190 Melissa Lane, a charming custom built French Inspired waterfront retreat nestled in the prestigious community of Cedar Ridge, Tiny, Ontario. This high end home is approx between 5000 -6000sqft - 6 Bdrms + 5 Bthrms (2 Bdrms + 1 Bthrm + Kitchenette in the Coach House above the heated 2 car garage). The home is situated on 153ft of west facing beach on a 2 acre lot, surrounded by majestic trees with recently renovated landscaping and outdoor lighting for added privacy and ambiance. You will fall in love with views from every room of the deep turquoise water of Georgian Bay. This home offers plenty of living space for added quests or extended family. The fully finished basement includes travertine floors, antique brick themed walls, custom bar, wine cellar, gym, sauna, bathroom/change room, large wood burning fireplace, family room and full floor to Ceiling walkouts to the lake. Radiant floor heat through out keeps this home warm and cozy during the winter months. Additional heat pumps/ac's located in the coach house and basement gym and upstairs bedrooms for added guest comfort. Embrace the lakeside Tiki Hut with 3 different grilling BBQ's, 100amp power for future hot tub and added shore power, bar sink, bar fridge, fire pit and multiple sitting areas to soak in the incredible Georgian Bay sunsets. This property offers the perfect blend of rural tranquility and modern conveniences. Explore nearby hiking trails or discover quaint shops and restaurants in



Lafontaine, Penetang or Midland. Boating enthusiasts have easy access to some of the best boating/anchorages in Southern Ontario. This picturesque property, offers an unparalleled opportunity to embrace the beauty of waterfront living on Southern Georgian Bay. (id:6289)

Essential Information

Listing #	S12189711
Price	\$3,280,000
Bedrooms	6
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	190 Melissa Lane
Subdivision	Rural Tiny
City	Tiny
Province	Ontario
Postal Code	L9M0T8

Amenities

Amenities	Golf Nearby, Hospital, Fireplace(s)
Utilities	Electricity
Features	Lighting, Level, Sauna
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Barbeque, Water Heater, Water softener, Central Vacuum, Dishwasher,
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Dryer, Garage door opener, Microwave, Oven, Hood Fan, Range, Washer, Window Coverings, Wine Fridge, Refrigerator

Heating	Propane Radiant heat
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Basement	Separate entrance, Walk out

Exterior

Exterior	Stone
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	153 x 566 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office Sotheby's International Realty Canada



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