

# \$500,000 - 1379 Champlain Road, Tiny

MLS® #S12277434

**\$500,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.00 Acres

Rural Tiny, Tiny, Ontario

A Rare Waterfront Opportunity Awaits!  
Welcome to your future retreat on sought-after Champlain Road offering stunning panoramic views of Beausoleil Island Provincial Park and breathtaking sunrises over the water. Watch sailboats glide by and enjoy a front-row seat to all the activity Georgian Bay has to offer - boating, paddling, and water sports at your doorstep. This picturesque property is the perfect canvas to build your dream cottage or year-round home in a peaceful, nature-rich setting. While the property offers an elevated view, access to the water can be available with stairs or a lift - your custom touch to suit your vision. Enjoy the convenience of being close to Awenda Provincial Park, snowmobile trails, local beaches, and a nearby marina. You're also a short drive from golf courses, ski hills, schools, shopping, healthcare services, and more. This is your chance to create the waterfront lifestyle you've always dreamed of - don't miss it! Buyers are responsible for all development charges, permits, well, septic, and due diligence regarding building requirements. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | S12277434 |
| Price     | \$500,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |

Type Vacant Land

### Community Information

Address 1379 Champlain Road  
Subdivision Rural Tiny  
City Tiny  
Province Ontario  
Postal Code L9M0C1

### Amenities

Utilities Electricity, Cable, Electricity Available, Natural Gas Available  
Features Irregular lot size  
View Direct Water View  
Is Waterfront Yes  
Waterfront Waterfront

### Exterior

Lot Description 82.79 x 197.37 FT ; See Realtor Remarks|under 1/2 acre

### Listing Details

Listing Office Century 21 B.J. Roth Realty Ltd



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