

# \$799,900 - 107 Nicole Boulevard, Tiny

MLS® #S12373733

**\$799,900**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Rural Tiny, Tiny, Ontario

Welcome To 107 Nicole Blvd, A Stunning Year-Round Retreat Nestled In The Sought After Tiny Beaches Community Just Steps From Beautiful Bluewater Beach On Georgian Bay And The Scenic Boardwalk. This Charming Home Sits On An Extra Wide 135-Ft Frontage 0.46 Acre Lot, Offering Unparalleled Privacy With Mature Evergreens And An Expansive Front And Backyard - Perfect For Outdoor Entertaining, Complete With A Bocce Court And A Large Front Deck. Inside, Laminate Flooring Flows Throughout The Spacious Layout. A Generous Size Foyer Opens Into A Sun-Filled Living Room Featuring A Large Picture Window Overlooking The Front Yard. The Large Open Concept Kitchen Is Equipped With Updated Countertops, Dishwasher, And A Rare Wood-Burning Stove. The Adjacent Dining Room Leads Into A Stunning Sunroom With Floor To Ceiling Windows, Skylights, And Backyard Access - Ideal For Both Lounging And Entertaining. The Luxurious Primary Suite Offers An Oversized Spa-Like Ensuite With In-Suite Laundry. Three Additional Bedrooms Are Bright And Spacious, Each With Tons Of Natural Light. Enjoy Direct Access From The 1-Car Garage Into The Home And An Extra Long Private Double Driveway With Parking For 6+ Vehicles. The Full, Unfinished Basement With Large Windows Provides Endless Potential. Located Close To Booming Wasaga Beach, With Major New Developments Funded By The Provincial



Government Underway This Is A Rare  
Opportunity To Invest In A Beautiful, Private  
Oasis Steps From The Water. (id:6289)

Essential Information

|           |               |
|-----------|---------------|
| Listing # | S12373733     |
| Price     | \$799,900     |
| Bedrooms  | 4             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 107 Nicole Boulevard |
| Subdivision | Rural Tiny           |
| City        | Tiny                 |
| Province    | Ontario              |
| Postal Code | L0L2T0               |

Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Beach, Park, Schools    |
| Features       | Sump Pump               |
| Parking Spaces | 7                       |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |
| Is Waterfront  | Yes                     |
| Waterfront     | Waterfront              |

Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Furniture, Microwave, Oven, Stove, Washer, Window Coverings, Refrigerator |
| Heating      | Electric Baseboard heaters                                                                   |
| Cooling      | None                                                                                         |
| Fireplace    | Yes                                                                                          |
| # of Stories | 1                                                                                            |
| Has Basement | Yes                                                                                          |

## Exterior

|                 |                 |
|-----------------|-----------------|
| Exterior        | Aluminum siding |
| Lot Description | 135 x 150 FT    |
| Foundation      | Unknown         |

## Listing Details

Listing Office ROYAL LEPAGE ESTATE REALTY



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