

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

MLS® #S12415578

\$1,825,000

6 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Rural 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)

Essential Information

Listing #	S12415578
Price	\$1,825,000
Bedrooms	6
Bathrooms	4.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

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

Amenities

Amenities	Beach, Park, Fireplace(s)
Utilities	Cable, Electricity, Wireless, Natural Gas Available, Telephone
Features	Irregular lot size
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances Central Vacuum, Cooktop, Dishwasher, Dryer, Stove, Window Coverings, Refrigerator

Heating Natural gas Forced air

Cooling None

Fireplace Yes

of Fireplaces 3

of Stories 1

Has Basement Yes

Basement Walk out

Exterior

Exterior Stucco, Vinyl siding

Exterior Features Landscaped

Lot Description 83 x 190.3 FT ; 100 x 190.34 x 220.59 x 83.01 ft|under 1/2 acre

Foundation Insulated Concrete Forms

Listing Details

Listing Office RE/MAX HALLMARK PEGGY HILL GROUP REALTY



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 27th, 2025 at 10:31pm EDT