

\$1,490,000 - 287 Dorion Road, Tiny

MLS® #S12427192

\$1,490,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Tiny, Tiny, Ontario

Thoughtfully designed and custom-built in 2018, this 3,006 sq. ft. modern farmhouse rests on 2.7 acres of landscaped grounds in one of Tiny Townships most desirable enclaves. Every element was carefully considered, from the timeless board-and-batten exterior with bold black accents to the warm, functional interior. The 3-car garage includes one bay converted into a workshop with stainless steel cabinetry, a hot/cold water sink, and direct access to a custom mudroom featuring floor-to-ceiling storage and artisan millwork. A walk-through pantry with barn doors, porcelain tile, and built-in cabinetry flows seamlessly into the kitchen. Inside, refined finishes include engineered bamboo floors, shiplap ceilings, grass cloth wallpaper, and custom millwork throughout. The open-concept kitchen and living area is designed for entertaining, highlighted by a quartz island, Bosch dishwasher, dual-fuel range with pot filler, microwave drawer, full-size fridge/freezer, and a Napoleon fireplace framed by built-ins with gallery lighting. Garden doors extend the living space to a 58-foot covered porch with ceiling fans, perfect for enjoying the private yard views. The primary suite creates a tranquil retreat with an antique electric fireplace, spa-inspired ensuite, walk-in closet, and direct laundry access. Two additional bedrooms (each with an ensuite or nearby bath), a den with wet bar, and an upstairs bonus room (optional 4th bedroom or family room) offer



versatile space for family and guests.
Outdoors, enjoy the stone firepit with
Adirondack chairs and umbrellas (included),
mature gardens, and manicured lawns.
Additional features include propane heat,
central air, central vac, pot lights,
slab-on-grade foundation, and custom blinds.
Ideally located just minutes from Georgian Bay
and Midland. (id:6289)

Essential Information

Listing #	S12427192
Price	\$1,490,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	287 Dorion Road
Subdivision	Rural Tiny
City	Tiny
Province	Ontario
Postal Code	L9M0M4

Amenities

Amenities	Beach, Fireplace(s)
Features	Cul-de-sac, Wooded area, Sloping, Ravine, Open space
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
View	View

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater
Heating	Propane Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	279.9 x 419.8 FT 2 - 4.99 acres
Foundation	Slab

Listing Details

Listing Office	COLDWELL BANKER RONAN REALTY
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