

\$1,290,000 - 1449 Champlain Road, Tiny

MLS® #S12434409

\$1,290,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Tiny, Tiny, Ontario

Top 5 Reasons You Will Love This Home: 1) Unique waterfront turn-key 4-season home or vacation property that sleeps 10+, fully furnished and equipped, offering a haven of serenity, combining peaceful ambiance with enjoyable features, including, its own private beachfront with 102' of waterfrontage, gentle child friendly shoreline entry, a meticulously landscaped 0.50-acre lot with stunning views that stretch across the eastern exposure horizon overlooking Beausoleil Island, a 150 ft aluminum frame/cedar deck dock, your own boat ramp, 2x UV drinking water disinfection systems, along Georgian Bay perfect for boating/outdoor enthusiasts 2) Fully insulated 4-season and thoughtfully designed double car garage, heated by a gas HVAC unit, featuring laundry, and will include all the tools and equipment you need to maintain the home such as hand tools, power tools, ladders, lawnmower, and snowblower, with an attached 4-season fully furnished bunkie housing a full bathroom, recreation room, complete with a gas fireplace and pool table, making it the perfect spot for year-round entertainment and/or a pull-out bed and additional sleeping space for many more guests 3) Seize the opportunity to acquire a turn-key property also equipped with all the recreational toys and equipment you need to enjoy the water and outdoors, including three kayaks and a canoe with paddles, life jackets, and outdoor toys/games 4) Experience bright, open, and expansive living spaces both inside



and out, where vaulted ceilings elevate the main cottage's living room, kitchen, and dining areas, creating an airy and inviting atmosphere

5) Enjoy picturesque outdoor spaces that invite relaxation and entertainment, featuring a generously sized deck perfect for gatherings, a cozy fire pit for enchanting evenings, and a covered porch that offers a sheltered spot to savour the surrounding beauty. 1,663 fin.sq.ft (id:6289)

Essential Information

Listing #	S12434409
Price	\$1,290,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1449 Champlain Road
Subdivision	Rural Tiny
City	Tiny
Province	Ontario
Postal Code	L9M0C1

Amenities

Amenities	Beach, Marina, Fireplace(s)
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2
View	View, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater - Tankless, Dryer, Furniture, Garage door opener, Stove,
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	Washer, Window Coverings, Refrigerator
Heating	Natural gas Radiant heat
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	40 x 250 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office FARIS TEAM REAL ESTATE BROKERAGE



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