

\$2,299,900 - 1773 Champlain Road, Tiny

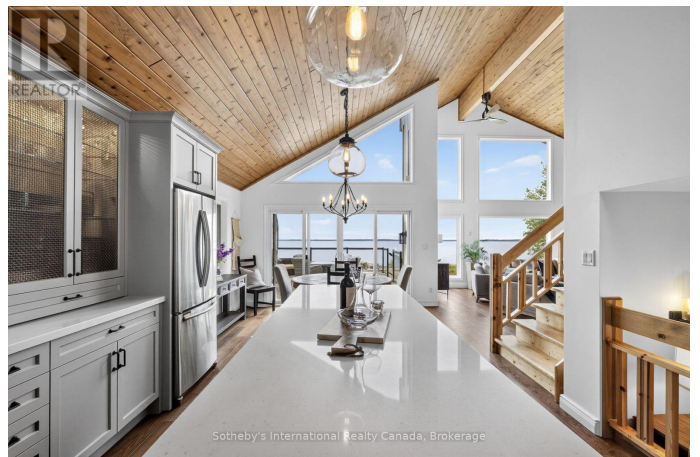
MLS® #S12440117

\$2,299,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Tiny, Tiny, Ontario

From the first light of dawn painting the bay in soft pinks to fiery sunsets stretching across the horizon, 1773 Champlain Rd offers a front-row seat to the exquisite beauty of Georgian Bay. With a stretch of natural shoreline, it delivers a true beach house lifestyle, the kind of property where the water shimmers at your doorstep, inviting barefoot days & memorable nights. This 3-bed, 2-bath beach house strikes a harmony between warmth & sophistication. A stone path leads to the front door, where the open-concept main floor unfolds with soaring cedar ceilings & engineered hardwood underfoot. Custom millwork by Interior Works Inc. defines the home, with a bespoke kitchen & beautifully finished bathrooms. Anchored by a generous quartz island & farmhouse sink. It flows into the dining area, perfect for dinners that linger long into the evening. Sliding doors open to the deck, where alfresco meals are enjoyed with panoramic lake views. Floor-to-ceiling windows draw the Bay into the heart of the home, while a Napoleon wood-burning fireplace adds warmth & intimacy. Upstairs, the primary suite is a private sanctuary. A freestanding clawfoot tub creates a sense of enduring romance. A custom walk-in closet blends function with elegance. At the same time, the spa-inspired ensuite is elevated with a generous double vanity, heated floors, a heated towel rack, & a glass curbless walk-in shower. Two additional beds & a stylish 3-pc bath create a welcoming retreat for family & guests. A main-floor



laundry adds convenience, while the oversized detached garage (1344 sq ft) provides ample storage & endless potential in the loft above. The unfinished basement offers space for future customization. Completely updated inside and out. Windows & doors(2017), Tankless HTW(2024), Metal Roof(2019), Kitchen(2018), Baths(2025), Engineered hardwood floors(2025), Generac Generator(2025), Irrigation System(2019), Water Softener(2023), A/C & Furnance(2023).
(id:6289)

Essential Information

Listing #	S12440117
Price	\$2,299,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1773 Champlain Road
Subdivision	Rural Tiny
City	Tiny
Province	Ontario
Postal Code	L9M0C1

Amenities

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

Interior

Appliances	Water Heater - Tankless, Water Heater, Water softener, All, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding
Exterior Features	Lawn sprinkler
Lot Description	69.6 x 240.2 FT ; Irregular 69.76 x 240.15 x 234.59 x 52 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office	Sotheby's International Realty Canada
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Listing information last updated on October 16th, 2025 at 8:01am EDT