

# \$829,000 - 1 Sundown Road, Tiny

MLS® #S12449335

**\$829,000**

4 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

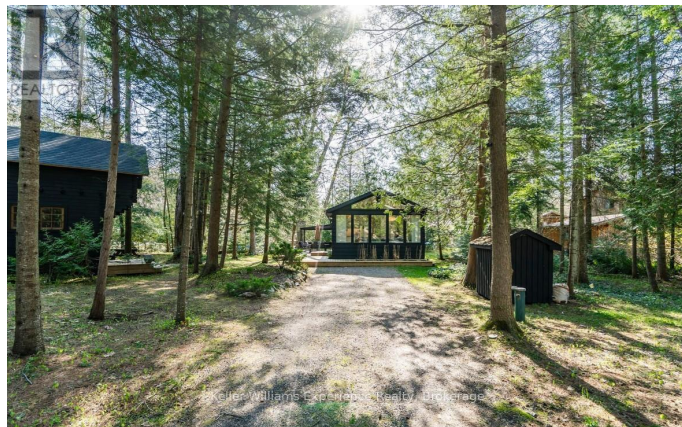
Rural Tiny, Tiny, Ontario

Fully renovated 4-season cottage located in Tiny's sought-after Wahnekewaning Beach area, known for its strong European community and proximity to the beach. This 2 bedroom, 1 bathroom home sits on a generous 97.46 x 149.56 ft lot and features over \$100K in upgrades completed since 2023 including a spray-foamed crawl space, a high-efficiency heat pump, new hot water tank, addition of a Bunkie and so much more! The newly built 110 sq ft Bunkie with electricity, ceiling fan, and capacity for portable A/C gives you that extra space which is ideal for guests, office, studio use or a great hangout for the kids. Located just steps from Wahnekewaning Beach access, this is a great opportunity to get into one of the area's most desirable stretches of Georgian Bay shoreline. Ideal for seasonal retreats or full-time living. (id:6289)

## Essential Information

Listing #	S12449335
Price	\$829,000
Bedrooms	4
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information



Address	1 Sundown Road
Subdivision	Rural Tiny
City	Tiny
Province	Ontario
Postal Code	L0L2J0

### Amenities

Amenities	Beach, Golf Nearby, Hospital, Park
Utilities	Cable, Electricity, Wireless, Electricity Connected
Features	Flat site, Conservation/green belt, Gazebo, Guest Suite
Parking Spaces	4
Parking	No Garage
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Appliances	Water Heater, Water meter, Stove, Window Coverings, Refrigerator
Heating	Wood Heat Pump
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

### Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	97.5 x 149.9 FT under 1/2 acre
Foundation	Block

### Listing Details

Listing Office	Keller Williams Experience Realty
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