

\$1,369,900 - 1697 Champlain Road, Tiny

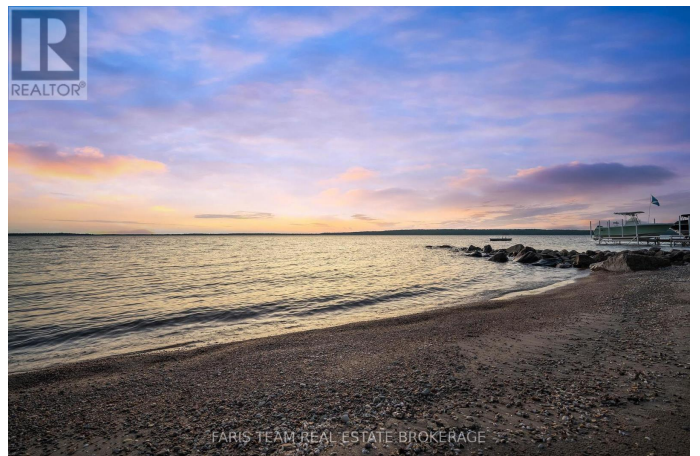
MLS® #S12453993

\$1,369,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Rural Tiny, Tiny, Ontario

Top 5 Reasons You Will Love This Home: 1) A rare 1/2-acre 100' waterfront lot, along the peaceful Shorelines of Southern Georgian Bay with endless space to relax, play, or explore. Centrally situated along Popular Clearwater Beachs highly desirable & naturally protected waters while offering priceless views of Beausoleil Island 2) Providing the perfect place to make memories all year-round, this charming 4-season, over 1,500 square feet, custom-built family cottage located in Southern Georgian Bay accommodates 6-10 guests & features a cozy 20' Cabin Bunkie placed among the lush gardens, for the kids or 2-4 additional guests 3) Property comes fully loaded with over \$150,000 in added value, including a 21' Bowrider with < 250 hours of operation & a 14' Laser One Sailboat. The Boats are fully equipped & outfitted with all necessary operational or safety gear. Other extras include, a beach firepit for those nights under the stars, outdoor furniture with large Muskoka chairs for sitting on the deck or beach, Propane BBQ & assorted family activities for indoor or outdoor leasures 4) Making this a true turn-key retreat, it comes fully equipped with its own 32' Dry Lakeside Boathouse housing up to 25 ft of watercraft. The Naylor MR40 Marine rail push/pull system offers effortless & wireless access to the lake & supports over 4000 lbs along its 150 ft of Steel Track. Additionally, for the smaller Toys, Fishing gear or seasonal maintenance needs, there is a 10' Garden Shed quietly placed



among the lush greens 5) Nestled on a quiet stretch of road, and just 90 mins away from the GTHA, lies your private gateway to Thousand Islands Retreat getaways. Whether travelling by Bike, Boat or Car you'll be at the places you love in just 20 mins, Horseshoe Valley, Awenda Provincial Park, Penetanguishene & Midland Harbour, Giants Tomb, Trent Severn Waterways & Honey Harbour. (id:6289)

Essential Information

| | |
|-----------|---------------|
| Listing # | S12453993 |
| Price | \$1,369,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Acres | 0.00 |
| Type | Single Family |
| Sub-Type | Freehold |
| Style | Bungalow |

Community Information

| | |
|-------------|---------------------|
| Address | 1697 Champlain Road |
| Subdivision | Rural Tiny |
| City | Tiny |
| Province | Ontario |
| Postal Code | L9M0E3 |

Amenities

| | |
|----------------|---------------------------------|
| Amenities | Beach, Fireplace(s) |
| Features | Wooded area, Irregular lot size |
| Parking Spaces | 6 |
| Parking | No Garage |
| View | Direct Water View |
| Is Waterfront | Yes |
| Waterfront | Waterfront |

Interior

| | |
|---------|------------------------|
| Heating | Natural gas Forced air |
|---------|------------------------|

| | |
|-----------------|-----|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| # of Stories | 1 |
| Has Basement | Yes |

Exterior

| | |
|-----------------|-----------------------------|
| Exterior | Aluminum siding |
| Lot Description | 100 x 230 FT under 1/2 acre |
| Foundation | Block |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | FARIS TEAM REAL ESTATE BROKERAGE |
|----------------|----------------------------------|



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Listing information last updated on October 12th, 2025 at 4:16pm EDT