

\$599,900 - 23 Duquette Court, Tiny

MLS® #S12214753

\$599,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Tiny, Tiny, Ontario

THE LIFESTYLE IN TINY IS DIFFERENT THAN ANYWHERE ELSE IN THE WORLD! Welcome to 23 Duquette Court, a charming 3 beds, 2 baths, 4-season 1651 sq ft home on a quiet court, literally steps away from Georgian Bay with 3 public beach access points! You'll enjoy the best of waterfront living without leaving your neighborhood. Built in 1973, this property is surrounded by mature trees and is incredibly private. Fully fenced in backyard, complete with additional structures featuring a "Bunkie" storage room and separate shed with a new roof, fascia and flashing (2023) -- both with electricity. Smart Lock technology (program a code for anyone needing to access the cottage while you aren't there) and Sensi smart thermostat (you can adjust the heat from Toronto so home/cottage is a cozy temperature when you arrive). Municipal water(metered). Oversized single insulated garage with heater and entrance to the crawlspace. Interior has laminate and parquet flooring throughout, huge master bedroom, complete with walk-in closet and large ensuite 4-piece bath. Multiple upgrades to note: New window coverings - Roman bamboo shades in living room and bedrooms and California shutters in kitchen (2022), hot water tank (2020), gas furnace (2023), central air (2020), water softener (2024), new wood burning stove - WETT certified (2022), wood deck and supports (2022), windows throughout house and Patio door (2022), washer/dryer (2022). Close to local Lafontaine amenities



-Restaurants, bakery and deli, LCBO and convenient 20 min Ferry Ride to Christian Island where you can Escape to another amazing paradise! All within a 5 minute drive. Call for appt today! (id:6289)

Essential Information

Listing #	S12214753
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	23 Duquette Court
Subdivision	Rural Tiny
City	Tiny
Province	Ontario
Postal Code	L9M0H3

Amenities

Amenities	Park
Utilities	Electricity, Natural Gas Available
Features	Level lot, Irregular lot size, Level
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dryer, Stove, Washer, Window Coverings, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

of Stories 1

Exterior

Exterior Wood

Lot Description 90 x 147 FT

Foundation Block

Listing Details

Listing Office RE/MAX Georgian Bay Realty Ltd



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