

\$795,000 - 2476 Champlain Road, Tiny

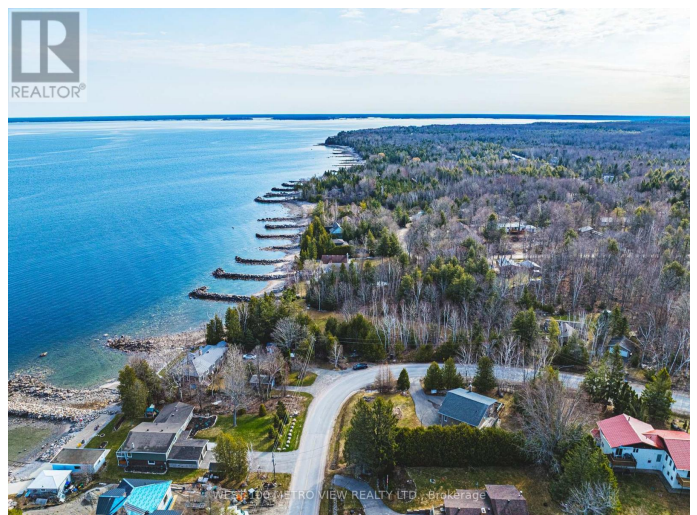
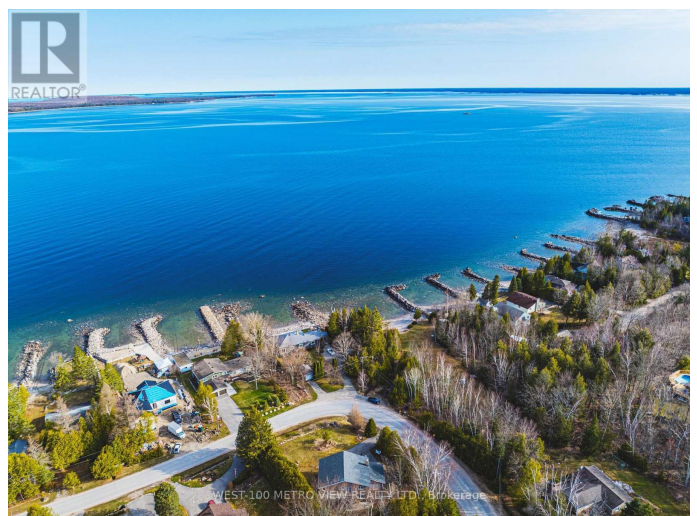
MLS® #S12369584

\$795,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Tiny, Tiny, Ontario

Motivated Seller! Seller willing to entertain a vendor take-back mortgage! Escape to this cozy gem just steps from the shores of beautiful Georgian Bay. Nestled in the heart of Tiny Beaches, this home offers the perfect blend of cottage charm and year-round living. With 3+ bedrooms, 2 bathrooms, spacious open concept living spaces with vaulted ceilings and large windows flood the home with natural light. Large kitchen with 2 eating areas plus 2 patios and a new extension to the house adding more indoor/outdoor spaces. Ideal for large gatherings for the holidays! Additional highlights include a garage, new septic system, municipal water, natural gas, year-round road access and a back-up generator so you're never left in the dark!. This home is the last on the street which is connected to municipal utilities making it perfect for families, retirees, or anyone craving a peaceful getaway. Enjoy sweet serenity with your morning coffee on the front patio overlooking the lake, incredible sunsets and starlit evenings around the fire pit. Located in a quiet, family-friendly area with easy access to trails, marinas, golf, and some of the best beaches in the region. Don't miss your chance to own a piece of paradise! (id:6289)



Essential Information

Listing #	S12369584
Price	\$795,000

Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2476 Champlain Road
Subdivision	Rural Tiny
City	Tiny
Province	Ontario
Postal Code	L9M0C3

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity
Features	Paved yard
Parking Spaces	7
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Garage door opener, Microwave, Alarm System, Two stoves, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	100 x 150 FT
Foundation	Block

Listing Details

Listing Office	WEST-100 METRO VIEW REALTY LTD.
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Listing information last updated on October 20th, 2025 at 12:42am PDT