

\$799,900 - 107 Nicole Boulevard, Tiny

MLS® #S12373733

\$799,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Tiny, Tiny, Ontario

Welcome To 107 Nicole Blvd, A Stunning Year-Round Retreat Nestled In The Sought After Tiny Beaches Community Just Steps From Beautiful Bluewater Beach On Georgian Bay And The Scenic Boardwalk. This Charming Home Sits On An Extra Wide 135-Ft Frontage 0.46 Acre Lot, Offering Unparalleled Privacy With Mature Evergreens And An Expansive Front And Backyard - Perfect For Outdoor Entertaining, Complete With A Bocce Court And A Large Front Deck. Inside, Laminate Flooring Flows Throughout The Spacious Layout. A Generous Size Foyer Opens Into A Sun-Filled Living Room Featuring A Large Picture Window Overlooking The Front Yard. The Large Open Concept Kitchen Is Equipped With Updated Countertops, Dishwasher, And A Rare Wood-Burning Stove. The Adjacent Dining Room Leads Into A Stunning Sunroom With Floor To Ceiling Windows, Skylights, And Backyard Access - Ideal For Both Lounging And Entertaining. The Luxurious Primary Suite Offers An Oversized Spa-Like Ensuite With In-Suite Laundry. Three Additional Bedrooms Are Bright And Spacious, Each With Tons Of Natural Light. Enjoy Direct Access From The 1-Car Garage Into The Home And An Extra Long Private Double Driveway With Parking For 6+ Vehicles. The Full, Unfinished Basement With Large Windows Provides Endless Potential. Located Close To Booming Wasaga Beach, With Major New Developments Funded By The Provincial



Government Underway This Is A Rare
Opportunity To Invest In A Beautiful, Private
Oasis Steps From The Water. (id:6289)

Essential Information

Listing #	S12373733
Price	\$799,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	107 Nicole Boulevard
Subdivision	Rural Tiny
City	Tiny
Province	Ontario
Postal Code	L0L2T0

Amenities

Amenities	Beach, Park, Schools
Features	Sump Pump
Parking Spaces	7
Parking	Attached Garage, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Furniture, Microwave, Oven, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Aluminum siding
Lot Description	135 x 150 FT
Foundation	Unknown

Listing Details

Listing Office ROYAL LEPAGE ESTATE REALTY



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