

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

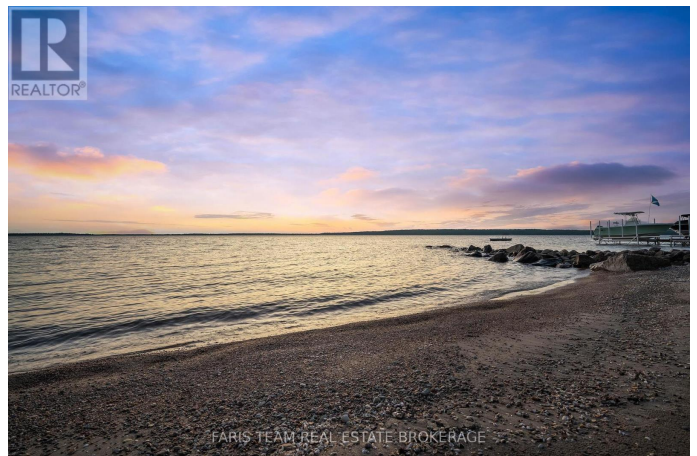
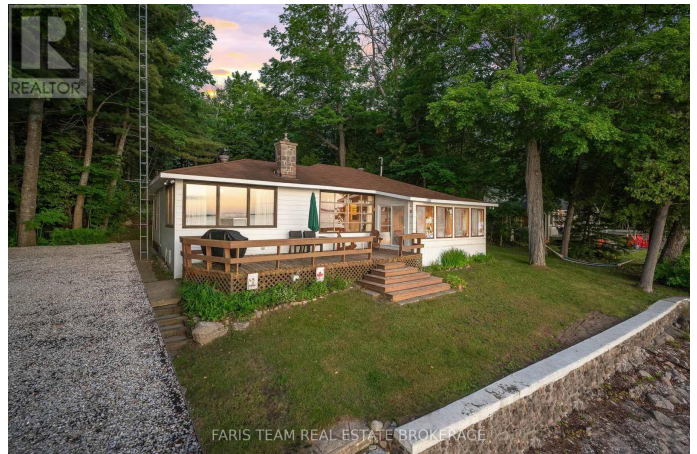
MLS® #S12453993

\$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

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



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 11:16am PDT