

\$899,000 - 122 Trout Lane, Tiny

MLS® #S12480326

\$899,000

6 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Tiny, Tiny, Ontario

RAISED BUNGALOW WITH OVER 3,100 FINISHED SQ FT & A HEATED OVERSIZE 2-CAR GARAGE WITHIN WALKING DISTANCE TO GEORGIAN BAY! A quick walk leads you to Concession 18 Beach on Georgian Bay, with trails close by and daily essentials only a short drive away, while this raised bungalow, built in 2010, offers over 3,100 finished square feet designed for comfortable family living. The curb appeal stands out with a stone front, landscaped gardens, mature trees and a heated, oversized two-car garage with 13'10" ceilings and lift brackets, plus driveway parking for eight more. The open concept main floor feels bright and welcoming with 9 ft ceilings and vaulted ceilings over the living room, kitchen and dining area, hardwood floors, pot lights and a cozy gas fireplace. The kitchen features rich cabinetry, a tile backsplash, granite counters with a breakfast bar, stainless steel appliances, including a gas range and a newer fridge, and a dining area with a walkout to the backyard deck. With six bedrooms and three bathrooms, there's room for everyone, including a primary suite with a walk-in closet and a 6-piece ensuite with a corner soaker tub, dual vanity and a large glass shower with dual shower heads. The fully finished basement adds a massive rec room, three bedrooms, a 3-piece bath and plenty of storage. Set on an 82 x 152 ft lot, the backyard is made for relaxed living with a deck, garden bed, fire pit and partially fenced areas. Extras



include an updated owned hot water heater,
central vac and garage door remotes,
rounding out a home that combines comfort,
function and a great location close to Georgian
Bay, Midland and Penetanguishene! (id:6289)

Essential Information

Listing #	S12480326
Price	\$899,000
Bedrooms	6
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	122 Trout Lane
Subdivision	Rural Tiny
City	Tiny
Province	Ontario
Postal Code	L9M0J1

Amenities

Amenities	Beach, Marina, Park, Fireplace(s)
Utilities	Cable, Electricity
Features	Wooded area, Flat site, Lighting, Dry
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Lot Description	83 x 152.3 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX HALLMARK PEGGY HILL GROUP REALTY
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