

# \$249,000 - LOT 354 DESROCHES Trail NW

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## Listing ID: 40584129

**\$249,000**

Vacant Land

LOT 354 DESROCHES Trail NW, Tiny,  
Ontario, L9M0H9

TINY!!! BEST DESTINATION TO LIVE YOUR DREAMS. BUILD YOUR DREAM HOME AT THE BEACH! This one of a kind 100x150 corner lot is within 1 minutes to Lafontaine beach and the waterfront park with year-round access. Beautiful parks and walking path to the beach. West facing for panoramic views of Georgian Bay, Blue Mountain, Christian Island and sunsets. Great location for boating enthusiasts providing access to explore the 30,000 Islands of Georgian Bay. Just 90 minutes North of the GTA, 12 minutes to Penetanguishene & 15 minutes to Midland for amenities. 3 tennis courts, 2 ball diamonds and 5 other facilities are within a 20 min walk of this home. 4 public & 4 Catholic schools serve this home. Buyer is responsible for all development & permit fees. The 2023 Development Fees include County of Simcoe Fees @ \$13,052, Simcoe School Board Fees @ \$4,283 and Tiny Township fees @ \$8,412. for a total cost of \$27,747. A survey, engineered Lot Grading Plan as well as Building & Septic System Plans will also be required. Go to <https://www.tiny.ca/building-tiny/getting-started/building-vacant-lot> to get additional information on building in Tiny Township! (id:50245)

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Last Modified: 18/06/2024 12:49:58 PM

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