

# **\$699,900 - 2440 CHAMPLAIN Road**

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## **Listing ID: 40588265**

**\$699,900**

3 Bedrooms, 2 Bathrooms, 1310

Single Family

2440 CHAMPLAIN Road, Tiny, Ontario,  
L9M0C9

Sit back and enjoy the sounds of nature from this turn key, year round home that backs on to vacant forested acreage and beyond that is Awenda Provincial Park with 7,200 acres of forest, trails and lakes and only a 7 minute walk to several beaches on Georgian Bay through the Sunset Bay trails. This 3 bedroom / 1.5 bathroom updated ranch bungalow includes a new kitchen with quartz countertops, gas forced air heat and cooling central air. Loads of storage space for all of your outdoor furniture and toys with an attached garage, attached outdoor covered area and shed. 3 walk out patio doors from the spacious primary bedroom, dining area and the main floor family room lead to the garden that features so much outdoor entertainment space. On cold days, cozy up in the living room by the gas fireplace and create culinary memories in kitchen with the open concept living space. Modern conveniences such as Bell Fibe high speed internet and municipal water are just the icing on the cake. Amenities and entertainment are only a 20 minute drive away in the historical towns of Penetanguishene and Midland. Take your first step towards living the life you deserve and book your showing on this fabulous property today! (id:50245)

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Listing Office:Revel Realty Inc., Brokerage (Tiny)