

# \$539,000 - 2453 CHAMPLAIN Road

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## Listing ID: 40596164

**\$539,000**

3 Bedrooms, 1 Bathrooms, 824

Single Family

2453 CHAMPLAIN Road, Tiny, Ontario,  
L9M0C3

Nestled among the trees in the picturesque Town of Tiny, close to Kettle's Beach, this raised bungalow is everything you need in a year round residence or cottage. With deeded water access a short walk away and the trails at Awenda Park, this is an outdoor enthusiast's dream. A deck off the kitchen allows for summer BBQ's and forest views. There is a pond and space for a garden in the back. Open concept kitchen with island, looks into the living room. Two bedrooms on the main floor, with potential for two more in the lower level. The partially finished lower level is a blank canvas, waiting for your personal touch. A heated and insulated detached garage is perfect for a year round workshop. (id:50245)

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Listing Office: Century 21 B.J. Roth Realty Ltd. Brokerage (Midland)