

\$749,900 - 8330 HIGHWAY 93

Listing ID: 40602812

\$749,900

2 Bedrooms, 2 Bathrooms, 1332

Single Family

8330 HIGHWAY 93, Tiny, Ontario,
L0K2E0

Calling all animal lovers, nature enthusiasts, first-time home buyers, downsizers, and anyone with a collection of toys in need of space! Welcome to your dream home! This custom-built, 1.5 storey gem offers a unique blend of comfort, convenience, and endless potential on a sprawling approximately 1.5 acre lot. Freshly painted and well maintained, this property boasts main-level laundry with built-in cabinetry, 2 bedrooms, and 2 bathrooms, ensuring ample space for your family. Step outside to discover a detached, double-door, fully insulated, heated 26'x32' shop/garage built in 2018 – perfect for your hobbies, projects, or extra storage needs. Cozy up by one of the two gas fireplaces or enjoy the year-round comfort provided by the brand-new heat pump systems installed in 2023. This property offers a rare opportunity with its two separate driveways, making it ideal for those with a vision. Imagine the possibilities of owning a well-loved home just minutes from Midland, with easy access to all amenities and the pristine sandy beaches of Tiny. Love boating? The marinas are nearby, and you can bring your boat home to park it in your massive backyard. The outdoor space is truly spectacular, featuring multiple vegetable gardens, mature

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hardwood trees, a chicken coop, a maple syrup shack, and the serene Wye River Creek running behind the property. It's the perfect spot to unwind with your favorite beverage under the shade of mature trees. Harvest your own maple syrup or start your hobby farm – the potential is endless. With easy access to Hwy 400, 1.5 hours to Toronto, under a half-hour drive to Wasaga Beach, and only half hours to ski resorts. Plus, it's only 30 minutes to Barrie. This prime location offers short-term rental opportunities and potential to sever. Don't miss out on this one-of-a-kind property that combines comfort, convenience, and endless possibilities. Seize the opportunity today and experience the beauty and tranquility of this stunning H O M E (id:50245)

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