

# **\$824,500 - 2229 TINY BEACHES Road S**

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## **Listing ID: 40603054**

**\$824,500**

5 Bedrooms, 2 Bathrooms, 1700

Single Family

2229 TINY BEACHES Road S, Tiny,  
Ontario, L0L1P1

Pinch yourself – you just might be dreaming! Welcome to this well maintained, rare-find 4 season cottage/home on a 75' x 160' lot that sits high & dry DIRECTLY across from the Sandy Shores of Georgian Bay in Beautiful Woodland Beach. Homes & Cottages in this stretch of near-beachfront rarely hit the open market & are often purchased by generations of families. Features of this REALLY nice 1,100 sq. ft. home/cottage include a partial (roughly 600 sq. ft.) finished basement with separate entrance; a 2-car (20' x '20) garage that has been finished into THE COOLEST outdoor living space. This garage is well-capable of being used to park cars, but these Owners have finished the interior walls with barnboard, a woodstove & 2 garage doors (one new Garaga double wide door at the front & another single-wide leading to private rear yard). You simply HAVE to see the amazing transformation this garage area is. There is also a bunkie for teenagers and/or over-flow guests + a 10' x 12' garden shed/small garage + a 7' x '7 bike shed. Finishes inside this immaculate 5 bed (4 + 1), 2 bath home/cottage (that saw a significant renovation in 2005) include gorgeous tongue & groove pine walls & ceiling (10'6" vault in Living Room);

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updated Kitchen (with timelessly white, raised panel cabinetry); Natural Gas Fireplace (& Forced-Air Gas Heating + Central Air Conditioning); easy-to-maintain laminate flooring throughout. Exterior improvements include 3 good-sized (one @ 12' x 24') decks, vinyl windows, shingles (2016) Ultraviolet Water System & Water Softener (2017). House is serviced by a Drilled Well & Septic System & offers a well-treed, very private rear yard. Parking galore (with 3 spots at edge of road) + room for another 7 or 8 (or more) in the long, gravel driveway. Do not disappoint yourself by waiting too long. Book your showing soon as Sellers can provide a very flexible closing for you to be able to take advantage of all that this "beach-side" location has to offer. (id:50245)

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