

\$799,900 - 2148 CHAMPLAIN Road

Listing ID: 40604595

\$799,900

3 Bedrooms, 3 Bathrooms, 0.36 acres

Single Family

2148 CHAMPLAIN Road, Tiny, Ontario,
L9M0B1

ATTENTION PROFESSIONALS & VIRTUAL COMMUTERS. Welcome to the best of all worlds where full time living and work can be enjoyed while living the cottage lifestyle. Located mere yards from a large sandy beach, this corner lot home has been fully refreshed and updated. The 3 + 1 bedroom home boasts large primary rooms, a large kitchen with stainless appliances, two ensuite bathrooms and a main floor laundry. A separate private office/bedroom hosts its own new HVAC system, separate entrance & rustic cathedral ceiling with LED lighting and dedicated parking with its own interlock driveway. A second driveway leads to a detached 2 car garage/workshop with attached storage room/studio with windows. Two large sliding glass walkouts lead to the large landscaped patio/deck featuring a tiered Armour stone garden with lighting and interlocking pavers overlooking the built-in firepit. The property is surrounded by mature trees and expansive cedar hedges which provide a very private setting. The immediate area not only offers access to Georgian Bay and spectacular views of Giants Tomb and surrounding islands, but also offers the Sunset Trail leading to the north entrance to Awenda Provincial Park and its countless

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opportunities for hiking, biking, kayaking, etc. This modern, bright turnkey home is serviced by natural gas, municipal water & Bell fibre optic T.V. and the highest speed internet that that could transform your morning commute into a short stroll from the kitchen. A must C! (id:50245)

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Listing Office:eXp Realty, Brokerage, Bracebridge