

# \$788,800 - 26 TROUT Lane

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## Listing ID: 40621039

**\$788,800**

4 Bedrooms, 1 Bathrooms, 1567

Single Family

26 TROUT Lane, Tiny, Ontario, L9M1R3

Welcome to your dream retreat in Tiny Township, nestled along the serene shores of Georgian Bay, where this west-facing property bathes the home in natural light. Situated amidst mature trees and hedges, this picturesque setting offers tranquility and privacy. Step inside to discover a newly renovated bathroom and kitchen, adorned with new, modern finishes and appliances. This 1567 sq ft haven boasts 4 bedrooms, 1 bathroom, a spacious kitchen, and expansive living and dining areas. Every detail has been thoughtfully crafted, including a new front door and back entrance door, insulation, and windows for enhanced comfort and efficiency. With a new roof, furnace and AC, replaced in 2023, this home exudes quality and comfort. Outside, a charming bunkie offers extra space, where you can retreat for privacy or have an additional bedroom or office outdoors. The sprawling lot invites outdoor adventures and holds plenty of space for your belongings in multiple places, one being a newly crafted shed. Savor morning coffee or evening cocktails on the beautiful, spacious porch, gather around the firepit for cozy evenings, or stroll less than a km to the beach for sun-soaked days. Whether entertaining, enjoying a romantic escape, or bonding with family, this property promises an idyllic lifestyle

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and has been approved by the township and holds one of only 300 coveted spots for rental properties, offering an opportunity for additional short term income. Don't miss out on this rare opportunity to own a slice of paradise (id:50245)

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Listing Office:Royal LePage In Touch Realty, Brokerage (Hwy 93)