

# **\$525,000 - 114 DESROCHES Trail**

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## **Listing ID: 40621058**

**\$525,000**

2 Bedrooms, 1 Bathrooms, 1190

Single Family

114 DESROCHES Trail, Tiny, Ontario,  
L9M0H9

Charming Year-Round Bungalow in Southern Georgian Bay! Discover your oasis and create lasting memories in the beautiful Southern Georgian Bay! This turnkey, recently renovated year-round bungalow, perfect as a home or cottage, offers a blend of modern comfort and rustic charm. This home features two spacious bedrooms and an open-concept living space with separate dining and family rooms. Step outside to a well-treed backyard, which includes a firepit and a large storage shed/workshop with hydro. Recent upgrades in the past three years include new eavestrough and gutter guards, roof shingles, a natural gas heating unit, a ductless heat pump/air conditioner, and upgraded vinyl flooring throughout. The ceilings have been updated with shiplap, and barn board accents have been added for a rustic touch. The kitchen and bathroom boast new countertops and faucets, and there are gas hookups for the BBQ and stove. Additional improvements include a newer front deck, two newer steel doors with keyless entry. The property is serviced by municipal water and has ample parking space. High-speed internet is available. Located in a gorgeous neighbourhood, this bungalow is just a short 10-minute walk to

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public beaches with the crystal-clear waters of Georgian Bay, a playground, and a deli. The quaint village of Lafontaine, offering many amenities, is nearby. Tiny Township, Ontario's best-kept secret, is only a 90-minute drive from the Greater Toronto Area (GTA). Come and experience the perfect blend of relaxation and convenience in Southern Georgian Bay! (id:50245)

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