

# **\$349,900 - 43 ROSEMARY Road**

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## **Listing ID: 40623710**

**\$349,900**

, 0.37 acres

Vacant Land

43 ROSEMARY Road, Tiny, Ontario,  
L0L2T0

Beautiful, level lot in the community of Deanlea Beach which offers a shared, sandy beach with a boat launch for a \$60 annual membership fee. Lovely property with a split rail fence and a row of established spruce trees along the lot line for additional privacy. Join this well established area in south Tiny Township with homes that show pride of ownership. Municipal water, high speed fiber internet, hydro and natural gas are all available at the lot line. A short walk through winding pathways takes you to the west facing sandy shores of Georgian Bay to enjoy the crystal clear waters and amazing sunsets. Existing driveway and cleared area, provide access for building that dream home or peaceful retreat. Municipal tennis courts are located in nearby Bluewater Dunes. Once a home is built, Parking Permits are available from Tiny Township to explore the many municipal beaches. Tiny also has trails, hundreds of acres of Simcoe County Forest, and Awenda Provincial Park with 7200 acres of forest is great for hiking, biking and cross country skiing. Deanlea Beach annual membership also includes beach/path maintenance, annual family fun day, annual general meeting and community representation with the Township of Tiny to

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address any municipal issues or concerns.

Annual taxes are \$601.32 which includes  
\$219.20 for water service capital charge. 90  
Minutes north of the GTA and 15 minutes to  
shopping and amenities. (id:50245)

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Listing Office: Team Hawke Realty, Brokerage