

# \$199,900 - LOT 435 CHAMPLAIN Road

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## Listing ID: 40624115

**\$199,900**

, 0.34 acres

Vacant Land

LOT 435 CHAMPLAIN Road, Tiny,  
Ontario, L9M0C9

Nicely treed, level building lot located between 2284 & 2276 Champlain Road. Includes deeded access to 5 Municipal waterfront parks that are linked with designated pathways called Sunset Trail along the shore of Georgian Bay. Wonderful, peaceful area located at the northeast end on Tiny Township near Awenda Provincial Park for access to trails, hiking, biking and cross country skiing. Municipal water, highspeed Fiber internet, natural gas, electricity, garbage and recycling pick-up are available at the lot line. Just a 5 minute walk down Couchiching Cres. brings you to the Sunset Trail entrance to the Georgian Bay shared waterfront park with a sandy beach and crystal clear waters. Driveway and culvert are in place and lot has been partially cleared. Only 20 minutes to Penetanguishene for shopping and amenities. Development charges are the responsibility of the buyer before obtaining a building permit. (id:50245)

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