

\$1,195,500 - 59 TROUT Lane

Listing ID: 40627132

\$1,195,500

3 Bedrooms, 2 Bathrooms, 2090

Single Family

59 TROUT Lane, Tiny, Ontario, L9M0J1

Your year round playground is calling! Are you looking for the perfect home, in a serene setting, within a very short walking distance to crystal clear beaches on Georgian Bay and steps to hiking and biking trails? No sacrificing conveniences with high speed internet, deli's and restaurants close by, as well, all of the big box stores, theaters, museums and historic landmarks are within a 20 minute drive. This nearly new and modern ranch bungalow is loaded with upgrades! Over 2,000 sq. ft on the main level, including 3 bedrooms and 2 full bathrooms, the bright, full height basement is the icing on the cake and ready for you to finish with a rough in for a third bathroom already in place. Heating on both levels is a super efficient gas hot water, in-floor radiant heat, complemented by the cozy gas fireplace in the main level great room. Cool in the summer with an in ceiling air conditioning unit and shade from the trees that surround. Outdoor living at its best on the beautifully landscaped property, including an irrigation system to water the green grass and gardens, backing on to a vacant wooded acreage for extra privacy while you enjoy a bonfire or lounge on the covered deck. Family and friend gatherings will never be the same again with the spacious kitchen and large island, granite

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countertops and high end appliances. The double car garage includes a walk into the home and main level laundry area. If this is what you're looking for, stop dreaming about it and take action before someone else does! (id:50245)

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Listing Office:Revel Realty Inc., Brokerage (Tiny)