

## Listing ID: 40346266

**\$549,000**

, 1 acres

Vacant Land

LOT 30 CHAMPLAIN Road Unit# South & North Parts, Tiny, Ontario, L9M0C1

This 1 acre parcel directly across from Georgian Bay in the area of Clearwater Beach on Champlain Road in the picturesque Township of Tiny. Consisting of two separate building lots that can be merged into one large estate lot for privacy and building options. Or build two houses, one on each lot to make a family estate property. It is a few minutes away from the breathtaking Awenda Provincial Park, where trails for hiking, cycling, and skiing await. In addition, boating & sailing can be enjoyed with many marinas in the area and the Georgian Bay Islands National Park is a short boat ride away. Both natural gas and hydro are at the lot line. North Simcoe continues to be a popular all-season choice among visitors to the area and many decide to make this area their permanent home. With beaches, library, parks, museums, marinas, historical sites, live theatre, and many other wonderful things to enjoy, it is no surprise that North Simcoe is a popular choice. This one acre building lot might just be how to make Tiny Township your new home. Call, text or email for more information and start planning your dream home or cottage today. (id:37775)

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