

# \$1,399,999 - 30 FOLIAGE Drive

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## Listing ID: 40348236

**\$1,399,999**

3 Bedrooms, 3 Bathrooms, 2922

Single Family

30 FOLIAGE Drive, Tiny, Ontario, L0L1P0

Minutes from the beach, this gorgeous custom built 2 storey home is surrounded by mature trees on a large 122 x 172 ft lot. Boasting almost 3,000 sq ft, this 3-bedroom, 3-bathroom home features a spacious open concept main floor complete with custom cabinetry, extra-large island and stainless-steel appliances. Main floor primary bedroom with walk-in closet and stunning 4 PC ensuite. Extra space won't be an issue with the bonus family room with vaulted ceilings on the second floor, as well as two more bedrooms. The lower level is partially finished with a bathroom rough-in and features 1800 sq ft of blank canvas for you to transform into any space you desire. The exterior is welcoming with a beautiful covered front porch and a covered back deck, perfect when moving dinner outside. End the day relaxing in the hot tub under the stars. In-floor radiant heated floors throughout all three levels, hot water on demand, main floor laundry room w/ access to oversized 2 car garage and spacious mudroom, pot lights and upgraded lighting. ICF foundation, giving a much higher R value. The list of upgrades is endless. It's time to start making memories. (id:37775)

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Listing Office:Royal LePage Locations North (Collingwood Unit B) Brokerage