

## Listing ID: 40554536

**\$889,000**

4 Bedrooms, 3 Bathrooms, 1615

Single Family

154 PARK ROAD, Tiny, Ontario, L0L1P1

Welcome to your dream home steps away from sandy beach access in the beautiful Woodland Beach area! This stunning property features a great-sized lot with a detached garage, storage shed, and ample parking in the long driveway—perfect for all your outdoor needs. 4 bedrooms & 3 full bathrooms may be part of the draw... but prepare to be impressed by the extensive & beautiful renovations throughout the home! On the main floor, you'll find a beautifully renovated kitchen (2023) w/ quartz counters (2024), a pantry for added storage, and updated flooring, along with all new appliances (2024). The main floor bath has been fully renovated to perfection (2023) with washer/dryer hookup to accommodate main floor laundry. There are also new dining & bedroom windows (2022), and a glass door at the front entrance (2023). Upstairs, the upper bath has been enlarged & fully reno'd, while all bedroom windows have been updated (2022). Additional upgrades include a new primary bedroom closet/dressing area (2022), and new flooring (2023). On the lower level, there's HUGE potential to create an in-law space w/ separate entrance. The bath & separate laundry is already there! Lower lvl updates: new full bathroom (2024), a new 200 amp electrical panel (2024), UV water filtration

system (2021), and an owned water tank (2021). Other upgrades include levelling of the basement floor and removal of a large brick fireplace/chimney passing up through the entire centre of the home! The AC unit was newly replaced as well, in 2021.

Outdoors, enjoy backyard fencing for privacy, and all-weather plumbing spigots (2023). The front deck stairs have been replaced for safety (2023), and gutter covers have been installed on both the house and garage, providing peace of mind year-round.

A gas hookup for bbq adds convenience.

Don't miss this opportunity to own a meticulously renovated home in a prime location. 7 min to Wasaga

Walmart/groceries/restaurants. 30 min from N Barrie. (id:50303)

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