

# \$825,000 - 7 FREDRICK Avenue

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## Listing ID: 40577748

**\$825,000**

3 Bedrooms, 3 Bathrooms, 2223

Single Family

7 FREDRICK Avenue, Tiny, Ontario,  
L0L1P1

Nestled mere steps from the sandy shores of the Georgian Bay, this charming chalet-styled home offers a perfect blend of coastal living and cozy comfort. Boasting three bedrooms and three baths, it's a haven for those seeking a retreat from the everyday hustle and bustle. As you arrive, you're greeted by a quaint single-car attached garage, featuring full garage doors on each end for convenient access to the fenced backyard, perfect for storing beach gear or outdoor equipment. A circular driveway provides ample parking for guests, ensuring easy arrivals and departures. Step inside to discover a welcoming living room with vaulted ceilings and a rustic wood-burning fireplace, creating the ideal ambiance for cozy evenings spent by the fire. The eat-in kitchen offers a delightful space for casual dining, complete with modern appliances and plenty of cabinet space for storage. Adjacent to the kitchen, a sunroom beckons, offering serene views of the well-maintained yard, perfect for enjoying your morning coffee or soaking in the afternoon sun. The spacious primary bedroom boasts a full ensuite bath, providing a private oasis for relaxation and rejuvenation. Two additional bedrooms offer comfort and versatility, while a part basement provides

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extra living space with a cozy rec room and convenient two-piece bath. Outside, the fenced backyard offers privacy and tranquility, with plenty of space for outdoor entertaining, gardening, or simply basking in the breeze. With shingles replaced in 2023, along with forced-air gas heat and central air, comfort and convenience are ensured year-round. Located in a desirable beachside community, this home offers the perfect opportunity to embrace coastal living at its finest. Whether you're seeking a year-round residence or a weekend getaway, don't miss your chance to make this seaside sanctuary your own! (id:50245)

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Listing Office:RE/MAX By the Bay Brokerage (Unit B)