

\$2,295,000 - 48 PARKLANE Court

Listing ID: 40365148

\$2,295,000

3 Bedrooms, 3 Bathrooms, 2077

Single Family

48 PARKLANE Court, Tiny, Ontario,
L9M0J1

Dubbed “Edgewater,” this beautiful waterfront home is a distinct 4 season retreat. Located in the Sand Castle Estates community, this sought-after location is considered one of the best communities in Tiny Township. Situated along 100 feet of shoreline, its truly western exposure provides some of the most exquisite, unrivaled sunsets you will find anywhere. Enjoy swimming, SUP, Canoeing, and snorkeling from your own beach. The expansive views of Blue Mountain and the entire escarpment are absolutely breathtaking. Landscaped initially by a professional, this woodland garden is now fully developed. It includes pathways, low-maintenance perennial gardens, and inground irrigation, all of which add to the laid-back character of Edgewater. The open-concept main floor features a large functional kitchen with an oversized island that seats 4, ample storage, and a vaulted ceiling with a skylight. The kitchen directly overlooks the living room with a cozy wood-burning fireplace & 2 walk-outs. The main floor comprises two bedrooms, one featuring a 3 piece ensuite. There is another 4-piece bath on the main floor and a family room with built in WFH space. Escape it all to your 2nd-floor primary retreat

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overlooking the Bay with a king-sized bedroom, ensuite, and walk-in closet. Weekend overflow? Don't miss the Bunkie that sleeps 4! This charming home also features incredible outdoor living. A 1,745 square foot deck built for entertaining with a BBQ, hot tub, dining and lounging areas, and fire pit. The private local association provides unparalleled access to private parks and walking paths. A boaters delight with Tiny Cove Marina only 3 minutes away. (id:13139)

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Listing Office: Sotheby's International Realty Canada, Brokerage (Collingwood)