

Appendix 4

Attached is the last real estate listing for the combined two properties with discrepancies or omissions noted. It was terminated two weeks before it was slated to expire at the end of August 2024.

Champlain Road, Tiny, Ontario L9M 0C4

Listing

By owner Aug 15th 2024, was due to expire Aug 30th 2024

0 Champlain Rd Tiny

Terminated / Residential Freehold / Vacant Land

MLS#: S8341932

List Price: \$6,500,000



Simcoe/Tiny/Rural Tiny

Tax Amt/Yr: \$3,286.52/2023
SPIS: No
Legal Desc: BLK B And BLK C Plan 1371, Tiny S/T Ro773707 Tiny
Style: Fractional Ownership: Rooms Rooms+: +0
Assignment: Baths (F+H): 0(0+0)
Link: SF Range: 0(0+0)
Lot Irreg: Lot Acres: 10 - 24.99
Lot Front: 656.50
Lot Depth: 502.00
Lot Size Code: Feet
Zoning: Fronting On: S
Cross Street: Sawlog Bay Point & Champlain
Directions: Lot Size Area:
Prop Mgmt: Lot Size Units:
Status Cert:
Seller: Municipal Investments Limited

Deed restrictions on Block G

PIN #: ARN #: Contact After Exp: No
Additional PIN #: Phased Tax Value: Under Contract Mnthly:
Holdover: 90 Occupancy: Vacant
Possession Type: Possession Date:
Possession Rmks: 30-90 Days/TBA Road Access Fee:
Local Improv: Survey Year/Type:
Seasonal Dwelling: Realtor Sign on Prop:

Kitch Kitch + (0+)
Island YN: Garage: Room Size:
Interior Feat: None Energy Cert: No
Property Feat: Beach, Clear View, Lake Access, Waterfront, Wooded/Treed
Rural Services: Electric To Lot Line, Garbage Pickup, Natural Gas To Lot Line, Power-Single Phase, Recycling Pickup

Soil Type: Security Feat:
Alternate Power: Unknown

Utilities: Gas Available, Hydro Available, Sewers Available, No Cable, Telephone Available None
Water: Water Meter:
Waterfront Feat: Beachfront, Waterfront - Deeded
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: None
Special Desig: Unknown
Farm Features:
Winterized:

No sewers

Water Name: Georgian Bay
Waterfront Y/N: Yes Waterfront: Direct
Water Features: Beachfront, Waterfront - Deeded
Under Contract: Dev Charges Paid:
Access To Property: Highway, Yr Rnd Municipal Rd
Shoreline: Rocky, Sandy Shoreline Exposure: North/West
Shoreline Road Allowance: Owned
Docking Type: None Water View: Direct

Waterfront Frontage (M):
HST App To SP: Yes

Channel Name:

Actually 8.26 acres

Client Rmks: *Improved Price* Uncover the endless possibilities of this remarkable 10-acre waterfront property on the stunning shores of Georgian Bay. With 658 feet of unparalleled beach waterfront sweeping northwestern views that will leave you in awe, this unique parcel of land offers a multitude of opportunities. Whether you dream of creating a captivating development site or envision a serene family compound, this is the canvas for your vision. Nestles in close proximity to the renowned Hindson Marina and the charming town of Penetanguishene, convenience meets tranquility here. Imagine waking up to the gentle lapping of the bay, with your boat just steps away at Hindson Marina ready for a day of exploration on these pristine waters. Nature enthusiasts will appreciate the beauty of surrounds, while water enthusiasts will relish in the endless adventures offered by Georgian Bay. The potential is boundless.

Actually ± 15 kms or 9 miles by Champlain Road

Broker Rmks: **Refer to Legal Descriptions as no municipal address** Contact L/A Jodi Allen - 416-456-6075 or Andy Taylor 416-994-2118 for more information and tours. Buyer to do their own due diligence on all aspects of the property and plans. Please, register to walk the property.

Showing Requirements: List Brokerage, List Salesperson

VT URL Branded:

VT URL Unbranded: <https://www.tourspac.ca/georgian-bay-waterfront-opportunity.html>

Brokerage Information

Financing: --
Buyer Agency Compensation Remarks:

Perm to Advertise: No

Contact After Expired: No