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Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 9 Grier Street in Tiny, a beautifully maintained 3-bedroom, 2-bathroom detached bungalow offering comfortable, energy-efficient living in a picturesque setting.

The carpet-free interior is filled with natural light and features a spacious primary bedroom complete with a walk-in closet and private ensuite. A bright sunroom provides the perfect place to relax while enjoying views of the backyard.

At the front of the home, beautifully landscaped gardens create exceptional curb appeal and are enhanced by timed outdoor lighting and pot lights that showcase the trees and gardens after sunset. A backyard shed offers convenient storage for gardening tools and equipment.

The attached double garage provides direct access to the main floor laundry room for everyday convenience. Recent updates include the front and back doors in 2023, while the furnace, air conditioner, and hot water tank have all been replaced within the last three years. The Generac generator, installed just two years ago, provides reliable backup power and added peace of mind.

Thoughtfully cared for inside and out, this inviting bungalow is ready for you to call home.

PROPERTY DETAILS

ADDRESS: 9 Grier St, Tiny LOL 2TO

TYPE: Detached Bungalow

LEGAL DESCRIPTION: PCL 3-1 SEC M64; LT 3 PL M64 TINY; S/T RO142174; TINY

SQ. FT:	1,655 above grade, 1,833 below grade (MPAC).
BEDROOMS:	3 bedrooms.
BATHS:	2 bathrooms; 4 piece, 3 piece ensuite.
LAUNDRY:	On main floor.
BASEMENT:	Unfinished, full.
AGE:	24 YO (2002) (MPAC).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Fiberglass shingles (10 YO), roof vents and extra layer of roof protection added before shingles were installed.
FOUNDATION:	Concrete.
FLOORS:	Hardwood, ceramic tile.
CEILINGS:	Stucco.
WINDOWS:	Vinyl.
EXTERIOR:	Brick.
INTERIOR:	Drywall.
PARKING:	Double wide paved.
GARAGE:	Double car attached.
LOT SIZE:	100' X 155.44' (GEO).
ZONING:	HR – Hamlet Residential.

PROPERTY DETAILS *continued*

TAXES:	\$2,792 (2025).
ROLL #:	436800000442003
PIN #:	583890106
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas (furnace and hot water tank replaced in last three years).
COOLING:	Central Air (replaced in last three years).
RENTALS:	None.
WATER:	Municipal.
WASTE:	Septic (risers for easy access).
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Fully fenced in yard, detailed landscaping, mature trees.
INCLUSIONS:	Dishwasher, oven, fridge, washer, dryer, gas BBQ, generator (two years old).
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	30 days.



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