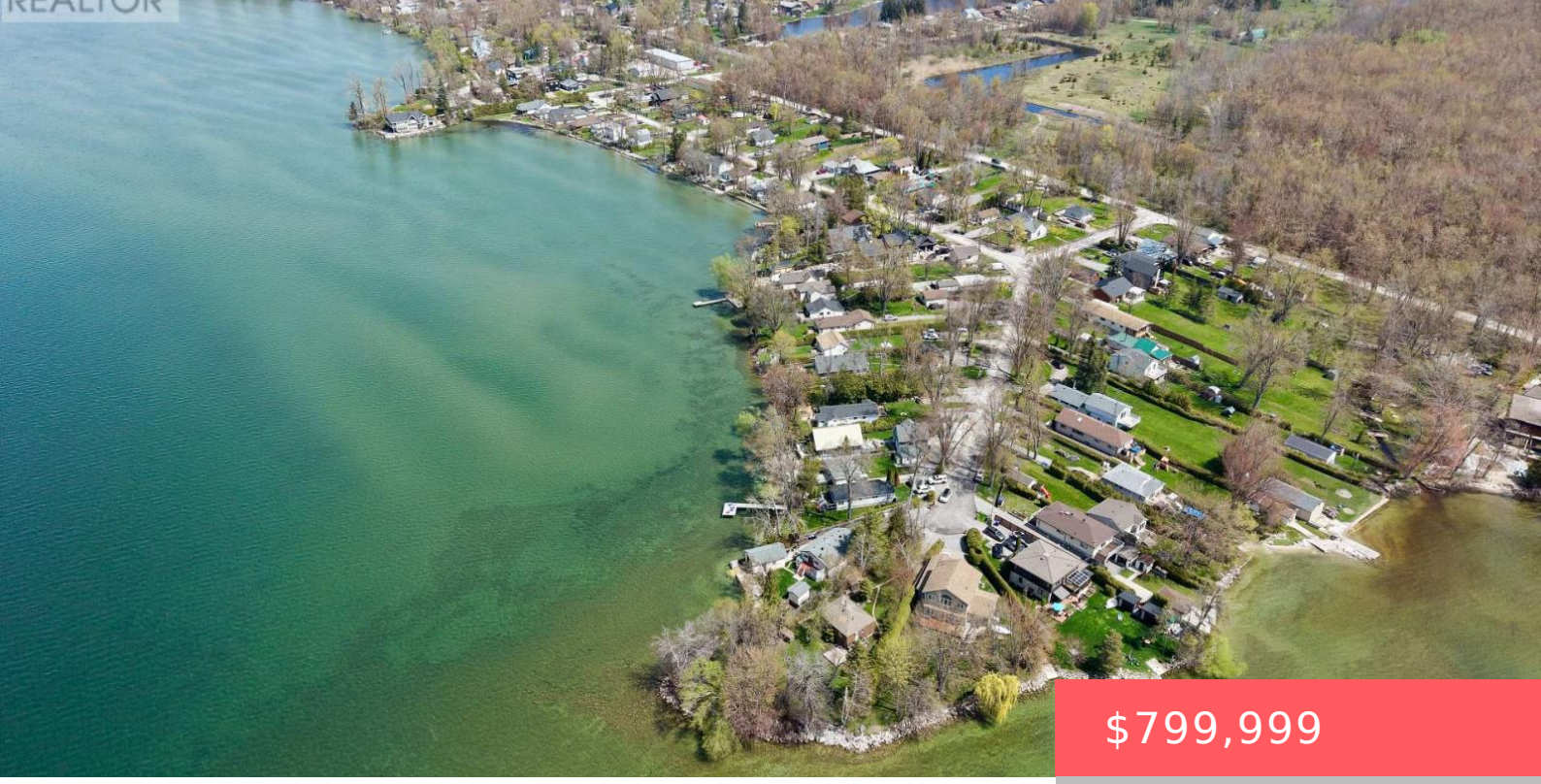


$799,999

- 3 beds
- 1 bath
- Single Family
- Single Family
- 700 - 1100 sq ft

2674 LONE BIRCH TRAIL, RAMARA (BRECHIN), ONTARIO, CANADA, L0K1B0

https://www.gtarealestates.com

A rare opportunity to own premium west-facing waterfront on Lake Simcoe, held by the same family for over 75 years. Set on a private point at the end of a quiet cul-de-sac, this pie-shaped lot offers 103 ft of clear shoreline, beautiful sunset views, and direct access to the lake for boating and year-round enjoyment....

Rooms & Units Descr

RoomType1: Kitchen

RoomLength1: 3.52

RoomDimensions1: 3.52 m X 4.88 m

RoomLevel2: Main level

RoomWidth2: 4.49

RoomType3: Bedroom

RoomLength3: 2.52

RoomDimensions3: 2.52 m X 2.82 m

RoomLevel4: Main level

RoomWidth4: 2.51

RoomType5: Bedroom 3

RoomLength5: 2.54

RoomDimensions5: 2.54 m X 2.63 m

RoomLevel1: Main level

RoomWidth1: 4.88

RoomType2: Living room

RoomLength2: 5.34

RoomDimensions2: 5.34 m X 4.49 m

RoomLevel3: Main level

RoomWidth3: 2.82

RoomType4: Bedroom 2

RoomLength4: 3.23

RoomDimensions4: 3.23 m X 2.51 m

RoomLevel5: Main level

RoomWidth5: 2.63

Location Details

City: Ramara (Brechin)

Province: Ontario

Property Details

SubdivisionName: Brechin

Levels: 1

FrontageLength: 103 ft ,4 in

ArchitecturalStyle: Bungalow

Stories: 1

Property Features

CommunityFeatures: Fishing,School Bus
Flooring: Laminate
Heating: Baseboard heaters,,
HeatingFuel: ,Electric,Wood
CoolingYN: True
Cooling: None
ParkingTotal: 2
OpenParkingYN: False
GarageYN: False
AttachedGarageYN: False
CarportYN: False
FireplacesTotal: 1
FireplaceFeatures: Woodstove
PoolYN: False
ViewYN: True
View: View of water,Lake view,Direct Water View
WaterfrontYN: True
WaterBodyName: Lake Simcoe
Sewer: Septic System

Courtesy of

OfficeName: RE/MAX RIGHT MOVE
Office ID: 294315
ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 2
ArchitecturalStyle: Bungalow
Heating: Baseboard heaters, ,
Sewer: Septic System

Amenities & Features

Waterfront available: Yes
OpenParkingYN: No
AttachedGarageYN: No
GarageYN: No
CarportYN: No
PoolYN: No
CoolingYN: Yes
CommunityFeatures: Fishing, School Bus
Cooling: None
FireplaceFeatures: Woodstove
Total Fireplaces: 1