

## 7 SANDLEWOOD TRAIL, BRECHIN, ON L0K 1B0, CANADA

<https://www.gtarealestates.com>

SIDESPLIT ON NEARLY HALF AN ACRE IN BAYSHORE VILLAGE - SPACE, PRIVACY, & A BACKYARD YOU'LL NEVER WANT TO LEAVE!

Welcome to life in the sought-after community of Bayshore Village near the shores of Lake Simcoe, where beautiful outdoor spaces and everyday convenience come together on a stunning 119 x 200 ft lot. Spend your...

**\$849,900**

- 3 beds
- 3 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft



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## Rooms & Units Descr

**RoomType1:** Primary Bedroom

**RoomLength1:** 4.05

**RoomDimensions1:** 4.05 m X 4.76 m

**RoomLevel2:** Second level

**RoomWidth2:** 3.52

**RoomType3:** Bedroom 3

**RoomLength3:** 3

**RoomDimensions3:** 3 m X 2.75 m

**RoomLevel4:** Basement

**RoomWidth4:** 3.45

**RoomType5:** Office

**RoomLength5:** 3.23

**RoomDimensions5:** 3.23 m X 3.39 m

**RoomLevel6:** Lower level

**RoomWidth6:** 6.89

**RoomType7:** Family room

**RoomLength7:** 3.95

**RoomDimensions7:** 3.95 m X 3.65 m

**RoomLevel8:** Lower level

**RoomWidth8:** 2.91

**RoomType9:** Foyer

**RoomLength9:** 3.9

**RoomDimensions9:** 3.9 m X 1.8 m

**RoomLevel10:** Main level

**RoomWidth10:** 3.63

**RoomType11:** Dining room

**RoomLength11:** 3.45

**RoomDimensions11:** 3.45 m X 3.37 m

**RoomLevel12:** Main level

**RoomWidth12:** 5.09

**RoomLevel1:** Second level

**RoomWidth1:** 4.76

**RoomType2:** Bedroom 2

**RoomLength2:** 3.37

**RoomDimensions2:** 3.37 m X 3.52 m

**RoomLevel3:** Second level

**RoomWidth3:** 2.75

**RoomType4:** Den

**RoomLength4:** 4.8

**RoomDimensions4:** 4.8 m X 3.45 m

**RoomLevel5:** Basement

**RoomWidth5:** 3.39

**RoomType6:** Recreational, Games room

**RoomLength6:** 3.38

**RoomDimensions6:** 3.38 m X 6.89 m

**RoomLevel7:** Lower level

**RoomWidth7:** 3.65

**RoomType8:** Laundry room

**RoomLength8:** 2.32

**RoomDimensions8:** 2.32 m X 2.91 m

**RoomLevel9:** Main level

**RoomWidth9:** 1.8

**RoomType10:** Kitchen

**RoomLength10:** 3.45

**RoomDimensions10:** 3.45 m X 3.63 m

**RoomLevel11:** Main level

**RoomWidth11:** 3.37

**RoomType12:** Living room

**RoomLength12:** 3.45

**RoomDimensions12:** 3.45 m X 5.09 m



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## Location Details

**City:** Ramara (Brechin)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Brechin

**FrontageLength:** 120 ft

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## Property Features

**LotFeatures:** Landscaped,Lawn sprinkler

**Heating:** Baseboard heaters,Heat Pump,

**CoolingYN:** False

**OpenParkingYN:** False

**AttachedGarageYN:** True

**FireplacesTotal:** 2

**PoolYN:** True

**ViewYN:** False

**Sewer:** Sanitary sewer

**CommunityFeatures:** School Bus

**HeatingFuel:** ,,Electric

**ParkingTotal:** 8

**GarageYN:** True

**CarportYN:** False

**FireplaceFeatures:** Woodstove

**PoolFeatures:** Salt Water Pool

**WaterfrontYN:** False

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## Courtesy of

**OfficeName:** RE/MAX HALLMARK PEGGY HILL GROUP REALTY

**Office ID:** 284841

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 8

**Heating:** Baseboard heaters, Heat Pump,

**Sewer:** Sanitary sewer



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** No

**FireplaceFeatures:** Woodstove

**PoolFeatures:** Salt Water Pool

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** Yes

**CommunityFeatures:** School Bus

**Total Fireplaces:** 2

