



**\$978,000**

## **7672 BIRCH DR, WASHAGO, ON L0K 2B0, CANADA**

<https://www.gtarealestates.com>

MODERNIZED BUNGALOW ON THE BLACK RIVER WITH 119 FT OF WATER FRONTAGE, 2 DOCKS, JUST UNDER HALF AN ACRE & A NEWER DETACHED GARAGE! If the goal is more dock time, more fire pit nights, and more reasons to stay home, 7672 Birch Drive delivers with 119 ft of Black River frontage, 2 docks, afternoon...

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



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# Rooms & Units Descr

**RoomType1:** Kitchen  
**RoomLength1:** 2.45  
**RoomDimensions1:** 2.45 m X 5.56 m  
**RoomLevel2:** Main level  
**RoomWidth2:** 5.89  
**RoomType3:** Living room  
**RoomLength3:** 4.71  
**RoomDimensions3:** 4.71 m X 5.32 m  
**RoomLevel4:** Main level  
**RoomWidth4:** 3.67  
**RoomType5:** Bedroom 2  
**RoomLength5:** 3.52  
**RoomDimensions5:** 3.52 m X 2.85 m  
**RoomLevel6:** Main level  
**RoomWidth6:** 5.17

**RoomLevel1:** Main level  
**RoomWidth1:** 5.56  
**RoomType2:** Dining room  
**RoomLength2:** 2.63  
**RoomDimensions2:** 2.63 m X 5.89 m  
**RoomLevel3:** Main level  
**RoomWidth3:** 5.32  
**RoomType4:** Primary Bedroom  
**RoomLength4:** 4.59  
**RoomDimensions4:** 4.59 m X 3.67 m  
**RoomLevel5:** Main level  
**RoomWidth5:** 2.85  
**RoomType6:** Sunroom  
**RoomLength6:** 9.31  
**RoomDimensions6:** 9.31 m X 5.17 m

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# Location Details

**City:** Ramara **Province:** Ontario

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# Property Details

**SubdivisionName:** Rural Ramara **ArchitecturalStyle:** Bungalow  
**Levels:** 1 **Stories:** 1  
**FrontageLength:** 90 ft

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# Property Features



**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 11

**GarageYN:** True

**CarportYN:** False

**PoolYN:** False

**View:** View of water,River view,Direct Water View

**WaterBodyName:** Black River

**HeatingFuel:** Propane

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**FireplacesTotal:** 1

**ViewYN:** True

**WaterfrontYN:** True

**Sewer:** Septic System

## Courtesy of

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

**Office ID:** 284841

**ListAOR:** Toronto Regional Real Estate Board

## Building Details

**ParkingTotal:** 11

**ArchitecturalStyle:** Bungalow

**Heating:** Forced air

**Sewer:** Septic System

## Amenities & Features

**Waterfront available:** Yes

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** Yes

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**Cooling:** Central air conditioning

**Total Fireplaces:** 1

