

95 LAKE AVE, BRECHIN, ON L0K 1B0, CANADA

<https://www.gtarealestates.com>

Welcome to The Lake House a fully renovated, four-season retreat in the heart of Lagoon City, just steps from Lake Simcoe. This bright and spacious 3-bedroom, 2-bath bungalow offers true year-round lakeside living in a vibrant, community-focused waterfront setting. Designed for entertaining, the open-concept layout features a sleek modern kitchen with a gas stove, custom electric...

\$849,900

- 3 beds
- 2 baths
- Single Family
- Single Family
- 2000 - 2500 sq ft



Rooms & Units Descr

RoomType1: Kitchen
RoomLength1: 3.56
RoomDimensions1: 3.56 m X 4.89 m
RoomLevel2: Main level
RoomWidth2: 4.05
RoomType3: Living room
RoomLength3: 7.8
RoomDimensions3: 7.8 m X 5.15 m
RoomLevel4: Main level
RoomWidth4: 2.32
RoomType5: Primary Bedroom
RoomLength5: 5.15
RoomDimensions5: 5.15 m X 3.63 m
RoomLevel6: Main level
RoomWidth6: 3.05
RoomType7: Great room
RoomLength7: 6.34
RoomDimensions7: 6.34 m X 4.57 m

RoomLevel1: Main level
RoomWidth1: 4.89
RoomType2: Dining room
RoomLength2: 5.95
RoomDimensions2: 5.95 m X 4.05 m
RoomLevel3: Main level
RoomWidth3: 5.15
RoomType4: Sitting room
RoomLength4: 3.1
RoomDimensions4: 3.1 m X 2.32 m
RoomLevel5: Main level
RoomWidth5: 3.63
RoomType6: Bedroom 2
RoomLength6: 5.49
RoomDimensions6: 5.49 m X 3.05 m
RoomLevel7: Main level
RoomWidth7: 4.57

Location Details

City: Ramara (Brechin) **Province:** Ontario

Property Details

SubdivisionName: Brechin **ArchitecturalStyle:** Bungalow
Levels: 1 **Stories:** 1
FrontageLength: 50 ft



Property Features

CommunityFeatures: Community Centre
HeatingFuel: Propane
Cooling: Wall unit
OpenParkingYN: False
AttachedGarageYN: False
PoolYN: False
View: View,Direct Water View
WaterBodyName: Lake Simcoe

Heating: Heat Pump
CoolingYN: True
ParkingTotal: 4
GarageYN: False
CarportYN: False
ViewYN: True
WaterfrontYN: True
Sewer: Sanitary sewer

Courtesy of

OfficeName: RE/MAX HALLMARK REALTY LTD. **Office ID:** 50730
ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 4 **ArchitecturalStyle:** Bungalow
Heating: Heat Pump **Sewer:** Sanitary sewer

Amenities & Features

Waterfront available: Yes **OpenParkingYN:** No
AttachedGarageYN: No **GarageYN:** No
CarportYN: No **PoolYN:** No
CoolingYN: Yes **CommunityFeatures:** Community Centre
Cooling: Wall unit

