

\$879,000 - 2762 Lone Birch Trail, Brechin

MLS® #40770540

\$879,000

4 Bedroom, 1.00 Bathroom, 1,131 sqft

Single Family on 0.00 Acres

RA40 - Rural Ramara, Brechin, Ontario

Year-Round Beachside Bungalow with Stunning Lake Simcoe Views! Enjoy sandy shores and swim-friendly waters just steps from your door--perfect for year-round enjoyment! This solid, well-maintained bungalow features a clean, high-and-dry crawl space with a concrete slab foundation, offering durability and peace of mind. Inside, you'll find: 4 bedrooms for family or guests, A spacious living room with a view of the water, A Family sized kitchen with ample cupboard and counter space, A bright dining area offering a clear view of Lake Simcoe. Step outside to relax under the covered deck, where you can enjoy the lake breeze in comfort. The mostly fenced and gated yard adds privacy and security--great for kids, pets, and outdoor entertaining. Close to town for easy access to essential amenities. Note: The municipality is introducing a low-pressure sewer system to the area. Property owners will have approximately 3 years to decommission existing sewage systems and connect to the new municipal service. (id:6289)



Essential Information

Listing #	40770540
Price	\$879,000
Bedrooms	4
Bathrooms	1.00
Square Footage	1,131

Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2762 Lone Birch Trail
Subdivision	RA40 - Rural Ramara
City	Brechin
Province	Ontario
Postal Code	L0K1B0

Amenities

Amenities	Beach
Features	Cul-de-sac, Country residential
Parking Spaces	4
Parking	Attached Garage
# of Garages	1
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Refrigerator, Stove
Heating	Electric Baseboard heaters
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE YOUR COMMUNITY REALTY
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Listing information last updated on October 27th, 2025 at 3:46am EDT