

# \$859,000 - 7 Sandlewood Trail, Brechin

MLS® #40772982

**\$859,000**

3 Bedroom, 3.00 Bathroom, 2,092 sqft

Single Family on 0.41 Acres

RA44 - Bayshore Village, Brechin, Ontario

SIDESPLIT ON NEARLY HALF AN ACRE WITH A BACKYARD BUILT FOR MEMORIES IN COVETED BAYSHORE VILLAGE! Set on a 119 x 200 ft lot in the coveted lakeside community of Bayshore Village, this sidesplit offers nearly half an acre of mature, landscaped property with an irrigation system, a two-tier deck with a hardtop gazebo, and a stone fire pit area designed for outdoor living at its best. Fill up your social calendar with the Bayshore Community Association optional membership, granting access to incredible amenities including a pool, three marinas, a golf course, pickleball and tennis courts, an eco park and more, all while enjoying walking distance to waterfront parks and beaches. Everyday conveniences are just 10 minutes away in Brechin, with Orillia only 20 minutes for additional shopping, dining and entertainment, and quick access to Hwy 11 nearby. The attached two-car garage is equipped with an automatic garage door opener and an EV charger, while the private double-wide driveway provides parking for up to six vehicles. The inviting kitchen features rich espresso cabinetry, a tile backsplash and slate tile flooring, flowing into a dining area with a walkout to the backyard deck. Hardwood floors carry through the dining and living rooms, with the living room enhanced by a cozy wood stove. The walkout lower level presents a rec room with a second wood stove, a family room, laundry facilities with a walkout to the yard, a full bath, and a finished



basement that includes a den and an office. Additional highlights include a primary bedroom with a 3-piece ensuite, two upper bedrooms sharing a 4-piece bath with a jetted tub, custom blinds throughout, upgraded insulation, a water purifier, a water softener, and the convenience of carpet-free living. With a backyard designed for memories and community amenities at your fingertips, this Bayshore Village #HomeToStay is ready for you! (id:6289)

Built in 1986

**Essential Information**

Listing #	40772982
Price	\$859,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,092
Acres	0.41
Year Built	1986
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	7 Sandlewood Trail
Subdivision	RA44 - Bayshore Village
City	Brechin
Province	Ontario
Postal Code	L0K1B0

**Amenities**

Amenities	Golf Nearby, Marina, Park
Utilities	Cable, Telephone
Features	Country residential, Gazebo, Automatic Garage Door Opener
Parking Spaces	8
Parking	Attached Garage
# of Garages	1

## Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Water meter, Water softener, Water purifier, Washer
Heating	Electric Heat Pump
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood
Has Basement	Yes

## Exterior

Exterior	Brick, Wood
Exterior Features	Lawn sprinkler
Construction	Wood frame

## Listing Details

Listing Office	RE/MAX Hallmark Peggy Hill Group Realty Brokerage
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