

\$225,000 - 6519 Pioneer Village Lane, Ramara

MLS® #40777124

\$225,000

2 Bedroom, 1.00 Bathroom, 608 sqft

Single Family on 0.00 Acres

RA40 - Rural Ramara, Ramara, Ontario

Welcome to your next getaway on the peaceful Head River, where nature and opportunity meet. This buildable 0.69-acre waterfront lot offers 227 ft of pristine river frontage on Head River while also connecting to the Black River perfect for endless days of canoeing, kayaking, or boating. The natural stone shoreline is clean and weed-free, with a 10 ft dock ready for summer fun. Currently set up as a recreational retreat, the property includes four insulated cabins with 100-amp service and electric heat ideal for enjoying now or using while you build your dream home or cottage. One cabin features a wood stove, another a screened-in porch, and there's even a shower house with hot water (40 gallon purchased in 2020 & expansion tank purchased in 2025), toilet, and sink, plus a storage shed and a holding tank on the property. Outdoor enthusiasts will love the nearby ATV and snowmobile trails, and acres of Crown Land perfect for exploring or hunting. Located on a private, year-round road, with association fees of \$450/year covering maintenance, grading, and snow removal plus the bonus of garbage collection right at your driveway. Bell Internet accessible at lot line. Enjoy tranquility, adventure, and endless possibilities on the Head River and only 30 minutes away from Orillia. Book your private showing today! (id:6289)



Essential Information

Listing #	40777124
Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Square Footage	608
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Cottage

Community Information

Address	6519 Pioneer Village Lane
Subdivision	RA40 - Rural Ramara
City	Ramara
Province	Ontario
Postal Code	L0K1W0

Amenities

Features	Cul-de-sac, Country residential
Parking Spaces	10
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Heating	Stove
Cooling	None

Exterior

Exterior	Wood
Construction	Wood frame

Listing Details

Listing Office	Keller Williams Experience Realty Brokerage
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