

\$895,000 - 3445 Southwood Beach Boulevard, Ramara

MLS® #S12151060

\$895,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Ramara, Ramara, Ontario

Welcome to this lovely four+ bedroom, 2 bathroom year round home on beautiful Lake St. John in Washago! Immaculate home with large open concept living/kitchen/dining area with wall to wall windows facing the waterfront. Enjoy the fabulous water views from the large open concept Kitchen/dining/living room area.

Large windows across these 3 areas allows for an amazing view of the Lake. Cozy up in front of the propane fireplace on those cooler evenings. Multiple sitting areas in the 3 season sunroom facing the lake. Lots of room in this 1886 sq. ft. home (square footage includes the front 3 season room) for your friends and family to come and stay. 1 large bedroom with a walk in closet or can be used as a 5th bedroom/nursery. 1-4pc bathroom and 1-3pc. Large master bedroom has wall to wall closets and a sliding patio door to the side of this cottage/home. Waterfront allows entry directly into the water with one spot having 4 granite steps for ease of entry with 131' of shoreline with 123' straight line measurement. Deep water off the dock. Level front and back for all of those summer activities and gatherings. Lake facing area has a large firepit sitting area to enjoy the early/late evenings overlooking the Lake. Single car garage/workshop. Lake St. John is a popular spot for fishing, known for its diverse species including Bass, Northern Pike, Walleye and Black Crappie. New Roof in 2019, New Furnace in 2017, Freshly painted and new Kitchen Cupboards and floors in 2018 plus



more improvements listed under attachments
on the listing. Approximately ten minutes to
Gravenhurst and fifteen minutes to Orillia.
(id:6289)

Essential Information

Listing #	S12151060
Price	\$895,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3445 Southwood Beach Boulevard
Subdivision	Rural Ramara
City	Ramara
Province	Ontario
Postal Code	L0K2B0

Amenities

Amenities	Beach, Fireplace(s)
Utilities	Electricity
Features	Cul-de-sac, Level lot, Irregular lot size, Flat site
Parking Spaces	7
Parking	Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Oven, Stove, Whirlpool, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes

of Stories 1

Exterior

Exterior Wood

Lot Description 131 x 365 FT

Foundation Block

Listing Details

Listing Office Royal LePage Lakes Of Muskoka



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