

\$1,050,000 - 35 Old Indian Trail, Ramara (brechin)

MLS® #S12277688

\$1,050,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Brechin, Ramara (brechin), Ontario

Welcome to 35 Old Indian Trail, located in the vibrant community of Lagoon City! This waterfront community is very unique offering many kilometres of interconnected canals which lead out to Lake Simcoe and the Trent Waterways System. Imagine living the Lagoon City lifestyle in this bungalow with BIG BOAT access overlooking the Lagoon City Marina, Wetland and Harbour Lagoon. This bungalow has many fabulous features, such as a sunken living room & fireplace, an open concept flow in the kitchen, dining area and living room, a 4 season sunroom with hot tub, and a full finished basement which is very rare in Lagoon City. This home also features a double attached garage with inside access. Thousands spent on upgrades to include hardscaping, vinyl siding, electrical panel. and shorewall maintenance. Moor your boat on your private shorewall and be on Lake Simcoe in less than 5 minutes. Amazing sunsets! Enjoy the myriad of activities at the Lagoon City Community Association all year long! Lagoon City has two pristine private beaches for residents, a public beach & new playground, a full service marina, restaurants, a yacht club, a tennis & pickleball club, trails, and amenities in nearby Brechin (gas, food, Ico, post office etc), elementary schools and places of worship. It is truly an amazing community to call home! Municipal services, high speed internet, access to the GTA in less than 90 minutes. (id:6289)



Essential Information

Listing #	S12277688
Price	\$1,050,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	35 Old Indian Trail
Subdivision	Brechin
City	Ramara (brechin)
Province	Ontario
Postal Code	L0K1B0

Amenities

Amenities	Beach, Marina, Fireplace(s)
Utilities	Cable, Electricity, Wireless, Sewer
Features	Wooded area, Flat site, Dry
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2
View	Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront on canal

Interior

Appliances	Window Coverings
Heating	Electric Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Lot Description 80 x 234.4 FT|under 1/2 acre
Foundation Block

Listing Details

Listing Office FOREST HILL REAL ESTATE INC.



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