

\$472,900 - 14 - 81 Laguna Parkway, Ramara (brechin)

MLS® #S12289443

\$472,900

2 Bedroom, 2.00 Bathroom,
Single Family

Brechin, Ramara (brechin), Ontario

Discover this beautifully renovated Rarely offered end-unit 2-bedroom, 2-bath waterfront townhome in the heart of Lagoon City, perfectly situated on the peaceful Gondola Lagoon with private boat mooring and direct access to Lake Simcoe and the Trent-Severn Waterway. This bright and airy home features a vaulted ceiling, and large patio doors that fill the space with natural light. The open-concept living, dining, and kitchen area offers a cozy gas fireplace, gas BBQ hookup, and a walkout to a private waterfront deck with Awning ideal for entertaining or relaxing as you watch the boats drift by. The remodeled main bathroom, fresh paint throughout, and spray-foamed crawlspace for improved energy efficiency add to the home's comfort. The spacious loft-style primary bedroom overlooks the water and mature trees, and features a 4-piece ensuite and an office/reading nook. Enjoy cooking in the modern kitchen with stainless steel appliances, including a wine cooler, and benefit from a dual system air conditioner for both heating and cooling, plus a whole-home water filtration system for added peace of mind. This rarely offered end-unit is part of the sought-after community, which features a professionally landscaped grounds, and direct access to two private sandy beaches.. Lagoon City also boasts a full-service marina, year-round clubhouse, tennis & pickleball courts, miles of walking and biking trails, and easy access to golf courses, leash-free dog park, and Casino Rama just a short drive



away. With municipal services, high-speed internet, and only 1.5 hours from the GTA, this is the perfect full-time home, cottage retreat, or work-from-home escape. Start your new waterfront lifestyle today in this exceptional end-unit townhome a true gem in a one-of-a-kind community. (id:6289)

Essential Information

Listing #	S12289443
Price	\$472,900
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	14 - 81 Laguna Parkway
Subdivision	Brechin
City	Ramara (brechin)
Province	Ontario
Postal Code	L0K1B0

Amenities

Amenities	Beach, Park, Visitor Parking, Storage - Locker
Utilities	Electricity Connected, Cable, Telephone
Features	Flat site, Dry
Parking Spaces	1
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater
Heating	Electric Baseboard heaters
Cooling	Wall unit
Fireplace	Yes

# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stucco, Vinyl siding
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Listing Details

Listing Office	EXP REALTY
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