

\$1 - 53 Poplar Crescent, Ramara (brechin)

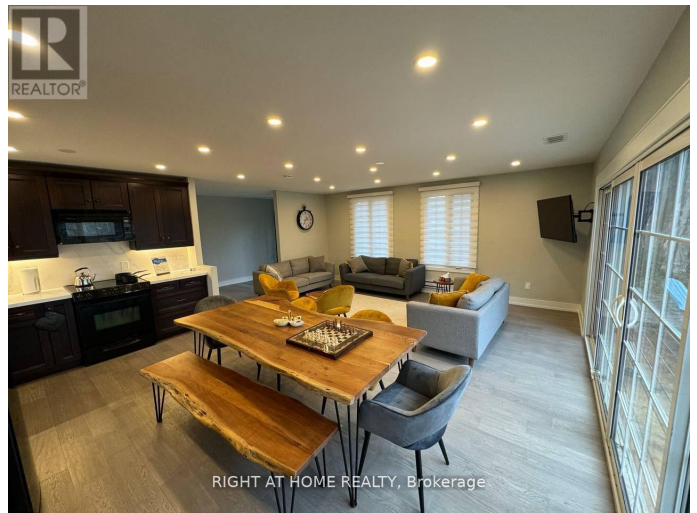
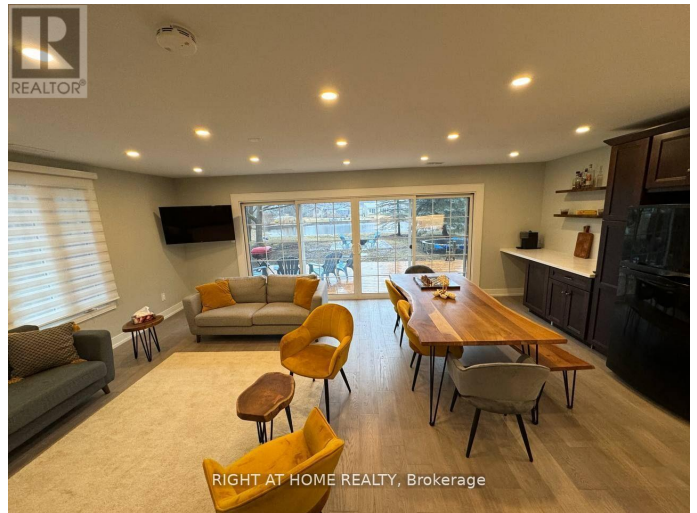
MLS® #S12302885

\$1

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Brechin, Ramara (brechin), Ontario

This rare-to-find lakeside property offers outstanding investment potential, capable of generating up to \$10,000 per month in rental income. The current owner holds a valid Short-Term Rental Licence issued by the Township of Ramara, making this a true turnkey opportunity for investors or those seeking a profitable vacation retreat. Step inside this elegant three-bedroom bungalow, where a serene master suite promises ultimate relaxation. The home features gleaming engineered hardwood floors and ambient pot lighting, creating a warm and inviting atmosphere. Two full bathrooms provide comfort and convenience for residents and guests alike. The property's professionally restored shoreline (2023) has been meticulously upgraded with gravel-reinforced soil, preventing the common issue of sinking into soft mud. Unlike many waterfronts in the area, this enhancement ensures a clean, firm, and safe waterfront experience, perfect for boating, and other aquatic activities. A premium dock invites endless exploration of Lake Simcoe, while the five-car driveway and attached 1.5-car garage offer ample parking. The home is further enhanced by a modern HVAC system installed in 2023, providing year-round comfort. Whether you're searching for a luxury lakeside escape or a high-return investment, this exceptional property perfectly blends elegance, functionality, and income potential. (Furniture inside the house can be included in the sale) (id:6289)



Essential Information

Listing #	S12302885
Price	\$1
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	53 Poplar Crescent
Subdivision	Brechin
City	Ramara (brechin)
Province	Ontario
Postal Code	L0K1B0

Amenities

Amenities	Marina
Features	Carpet Free
Parking Spaces	5
Parking	Garage
# of Garages	1
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront on canal

Interior

Appliances	Stove, Window Coverings, Refrigerator
Heating	Electric Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Stucco
Lot Description	80 x 230 FT
Foundation	Block

Listing Details

Listing Office

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