

\$460,000 - Unit #7 - 70 Laguna Parkway, Ramara (brechin)

MLS® #S12398808

\$460,000

2 Bedroom, 2.00 Bathroom,
Single Family

Brechin, Ramara (brechin), Ontario

Experience The Charm of Waterfront Living in this Beautifully Updated Home, Featuring Two Spacious Bedrooms and a Sunlit Livingroom Complete with a Cozy Fireplace. Newly Installed Stylish Vinyl Flooring Adds a Modern Touch, With Updates Completed in 2025. This Property Includes Thoughtful Details Throughout; Such as a Spacious West-Facing Patio and Direct Walk-out Access to a Private Boat Mooring, Which is Equipped with a Hydro Line at the Shore Wall for Convenient Power Access to Lake Simcoe. Located Next to Leeward Lagoon, the Residence is Surrounded by Beautifully Manicured Gardens, Providing a Peaceful Living Environment. The Renovations and Finishes Have Been Completed to a High Standard, Making it Especially Appealing to Buyers. The Kitchen Features a Breakfast Peninsula, Quartz Countertops and the Same Modern Vinyl Flooring Installed in 2025. There is also a Water View Deck With an Awning for Added Privacy. This West-Facing Unit is Furnished With a Propane Fireplace, Crown Molding and a Convenient Powder Room. The Second Bedroom is Generously Sized and Features Large Windows. Additionally, all Interior Doors Have Been Updated for a Fresh, Modern Look. Nearby Walking Trails and Bridges Lead to a Sandy Beach, Perfect for Swimming, Sunset Viewing and Fishing. Lagoon City Offers a Modern Waterfront Lifestyle with



Municipal Services, Fibre Optics, A Community Centre, Yacht Club, Restaurants and a Marina. The Location is Conveniently Situated Half an Hour South of Orillia and 15 Miles From Casino Rama. (id:6289)

Essential Information

Listing #	S12398808
Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	Unit #7 - 70 Laguna Parkway
Subdivision	Brechin
City	Ramara (brechin)
Province	Ontario
Postal Code	L0K1B0

Amenities

Amenities	Beach, Park, Visitor Parking, Fireplace(s), Separate Heating Controls, Separate Electricity Meters
Utilities	Cable, Wireless, Telephone
Features	Irregular lot size, Waterway, Level, In suite Laundry
Parking Spaces	1
Parking	No Garage
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water meter, Dishwasher, Dryer, Freezer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Window air conditioner

Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Aluminum siding
Exterior Features	Landscaped
Foundation	Unknown

Listing Details

Listing Office CENTURY 21 LAKESIDE COVE REALTY LTD.



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