

\$929,000 - 2730 Lone Birch Trail N, Ramara

MLS® #S12476675

\$929,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Rural Ramara, Ramara, Ontario

LAKE SIMCOE: Autumn Bliss on Lone Birch Trail Your Lakeside Retreat with 50 Feet of Direct Waterfront Welcome to Lone Birch Trail, Where Crisp Fall Air meets the Tranquil Waters of Lake Simcoe-a cozy, Four-Season Escape Just 90 Minutes from the GTA. As the Leaves Turn to Vibrant Hues of Red and Gold, this Enchanting Home or Cottage Becomes the Perfect Autumn Sanctuary. Featuring Three Spacious Bedrooms and a Bright Open-Concept Living and Dining Area, this Retreat Seamlessly Blends Rustic Charm with Modern Comforts. Picture Yourself Curled up by the Fireplace with a Warm Drink while Taking in Panoramic Lake Views, or Stepping Outside onto Your 12' x 20' Lakeside Deck to Soak in the Glowing Sunset Skies that Only Autumn can Deliver. The Detached Garage, Durable Metal Roof, and Freshly Painted Interior (2024) Add Peace of Mind, while the Expansive Dual Decks Invite Seasonal Entertaining-Think Harvest Dinners, Bonfire Nights, and Cozy Morning Coffees Wrapped in a Blanket of Golden Light. Enjoy All the Local Fall Activities: Scenic Hikes Along Ramara's Vibrant Walking Trails, Crisp Lake Breezes During a Peaceful Kayak Ride, Charming Local Shops and Restaurants that Come Alive with Fall Flavours And Community Events that Make this Area Feel Like Home Year-Round Featured in HAVEN Magazine, this Property is More than Just a Home-it's a Lifestyle. Whether You're Looking for a Quiet Autumn Getaway, a Place to Gather with Family, or a



Full-Time Lakefront Residence, This is Your
Chance to Own a Rare Slice of Lake Simcoe
Magic. (id:6289)

Essential Information

Listing #	S12476675
Price	\$929,000
Bedrooms	3
Bathrooms	1.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2730 Lone Birch Trail N
Subdivision	Rural Ramara
City	Ramara
Province	Ontario
Postal Code	L0K1B0

Amenities

Amenities	Marina, Park, Fireplace(s), Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Features	Level lot, Irregular lot size, Lighting, Level, Carpet Free
Parking Spaces	7
Parking	Detached Garage, Garage
# of Garages	2
View	View of water, Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water meter, Dishwasher, Furniture, Stove, Refrigerator
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes

of Fireplaces 1
of Stories 1

Exterior

Exterior Aluminum siding
Exterior Features Landscaped
Lot Description 50.4 x 74.5 FT ; 74.48ft x 51.04ft x 64.22ft x 50.00 ft|under 1/2 acre
Foundation Concrete

Listing Details

Listing Office CENTURY 21 LAKESIDE COVE REALTY LTD.



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