

\$1,250,000 - 26 Island Trail S, Ramara

MLS® #S12067735

\$1,250,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Ramara, Ramara, Ontario

Lake Simcoe Living! Welcome to your waterfront 4- season home or retreat! Renovated Bungalow with 140 feet of direct waterfront in Lagoon City, on Lake Simcoe, which is part of The Trent Severn Waterway. Imagine enjoying every season with breathtaking views, whether from one of your multiple expansive decks, your custom outdoor kitchen, or screened-in gazebo, or while relaxing in the covered hot tub beside the water. Your very own waterside oasis awaits years of enjoyment. A private setting nestled amongst mature trees and perennial gardens with a waterfront dock. This bright & spacious home boasts hardwood floors, vaulted ceilings, and large floor-to-ceiling windows. The open-concept layout seamlessly flows into the inviting family/great room, where you can relax and take in the tranquil views. The gourmet kitchen is a chef's dream, complete with custom cabinetry, a large center island, stunning stone countertops, and a custom-built dining table and banquette for memorable meals. High-end stainless steel appliances make entertaining a breeze. Your luxurious primary bedroom overlooks the sparkling water, featuring a walk-in closet, a spa-like 5-piece ensuite with a gas fireplace, double vanity, soaker jet tub, separate shower, and a walk-out to your private deck and hot tub. A second beautifully renovated 3-piece bath with a separate shower provides added convenience for family and guests. Just about every detail in this home has been upgraded,



from custom lighting and doors to new windows and a top-of-the-line Hi-Grade steel roof and HVAC system. For those who love to boat, this part of the canal offers deep water access perfect for larger boats. Close to the Yacht Club, marina, tennis/pickleball courts, sandy beaches, and restaurants. Approx. 20 mins to Orillia, and 60 mins to Newmarket - close to everything you need to live in luxury on the water. This home is truly an oasis -don't miss out on the opportunity to call it your own! (id:6289)

Essential Information

Listing #	S12067735
Price	\$1,250,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	26 Island Trail S
Subdivision	Rural Ramara
City	Ramara
Province	Ontario
Postal Code	L0K1B0

Amenities

Amenities	Beach, Marina, Fireplace(s)
Utilities	Electricity, Sewer
Features	Cul-de-sac, Irregular lot size, Flat site, Gazebo
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
View	View of water, Direct Water View
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Appliances	Barbeque, Hot Tub, Blinds, Dishwasher, Dryer, Range, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Exterior

Exterior Features	Landscaped
Lot Description	62 x 205.4 FT ; 140' water frontage as per survey
Foundation	Block

Listing Details

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