

\$319,900 - 37 - 5263 Elliott Side Road, Tay

MLS® #S12098215

\$319,900

2 Bedroom, 1.00 Bathroom,
Single Family

Rural Tay, Tay, Ontario

Welcome to Bramhall Park Estates. Are you looking to enter the market or downsize close to nature? This quiet, comfortable living in a country community setting is just minutes drive to town. A perfect blend of tranquility and nature. This 896 sq.ft. mobile home is located on a more private dead end with no neighbours on one side or across the street. Features an inviting eat-in kitchen with the added bonus of a walkout to a large bright and airy sunroom to enjoy your morning coffee. Two additional covered decks for relaxing and entertaining to enjoy those summer BBQs. A spacious living room with vaulted ceiling and cozy woodstove bathed in natural light. 2 bedrooms and a 4pc bathroom with walk-in shower and laundry for added convenience. The generous level lot provides ample outdoor space and is complemented with a good size storage shed and a large paved driveway for 6 cars. Many improvements include a new septic system 2024, new skirt with updated insulation 2022 with temperature sensor, new roof on shed 2023, new woodstove 2021 WETT Certified, new flooring 2024, new windows 2024, new fridge 2022, new stove 2024, new roof 2025. Easy access to golf courses, skiing, snowmobiling, trails, marinas, Georgian Bay, shopping, healthcare. The possibilities for outdoor recreation are endless. You are just 10 minutes to Midland, 30 minutes to Barrie & Orillia and 1.5 hours to Toronto offering the perfect balance of rural charm and urban accessibility. Whether you're



seeking a tranquil retreat or an active lifestyle, Bramhall Park Estates offers the best of both worlds. This bright, clean and comfortable home is priced right! - schedule a private viewing today and make Bramhall Park Estates your forever home. Monthly Fees: Land Lease - \$625.00, Taxes for the LOT- \$16.97 (ESTIMATED), Taxes for the STRUCTURE - \$27.14 (ESTIMATED), Water Testing: \$27.62, Total estimated monthly costs: \$696.73. (id:6289)

Essential Information

Listing #	S12098215
Price	\$319,900
Bedrooms	2
Bathrooms	1.00
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Raised bungalow

Community Information

Address	37 - 5263 Elliott Side Road
Subdivision	Rural Tay
City	Tay
Province	Ontario
Postal Code	L4R4K3

Amenities

Amenities	Hospital, Marina, Golf Nearby
Utilities	Cable, Electricity
Features	Wooded area, Level
Parking Spaces	6
Parking	No Garage

Interior

Appliances	Water Heater
Heating	Electric Forced air
Cooling	Wall unit

Fireplace Yes

of Fireplaces 1

of Stories 1

Exterior

Exterior Aluminum siding

Exterior Features Landscaped

Listing Details

Listing Office Royal LePage In Touch Realty



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