

# \$774,999 - 4137 Bayview Avenue, Ramara

MLS® #S12203502

**\$774,999**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Rural Ramara, Ramara, Ontario

Lake Simcoe! The perfect Waterfront Retreat! Perfect for Downsizers or Weekend Escapes! Step into easy lakeside living with this charming 2-bedroom bungalow-cottage, complete with a 3-piece bath and a bonus room ideal for storage, or it could be converted back into an extra guest space for bunkbeds. Whether you're downsizing or searching for a stress-free getaway, this property offers the perfect blend of comfort and simplicity. Access to the Trent Severn Waterway and just around the corner from beautiful McRae Provincial Park & Beach, this is your gateway to a laid-back, nature-filled lifestyle with trails, dog walking, swimming, kayaking, windsurfing, boating, fishing/ice fishing, or just soaking up the view. Inside, the open concept living area features a cozy woodstove (with electric baseboard backup), a well-appointed kitchen, and a picture window framing serene waterfront views. Outside, unwind in your permanent gazebo, sip evening drinks under the pergola, or gather around the firepit under the stars. The rare drive-thru garage adds function and fun stocked with extras like a mountain bike, riding lawnmower, and a full tool suite. Whether you're looking to simplify, slow down, or enjoy weekends away, this turnkey waterfront gem has it all. Only 15 minutes to Casino Rama or downtown Orillia, and 2 hours to Toronto. Dont miss this chance to live the lakeside life. Click the film icons to view the slideshow and 360 room tours! (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | S12203502     |
| Price     | \$774,999     |
| Bedrooms  | 2             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4137 Bayview Avenue |
| Subdivision | Rural Ramara        |
| City        | Ramara              |
| Province    | Ontario             |
| Postal Code | L3V0S2              |

## Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Beach, Hospital, Marina, Park, Separate Heating Controls    |
| Utilities      | Electricity, Electricity Connected, Telephone               |
| Features       | Open space, Flat site, Dry, Level, Carpet Free, Gazebo      |
| Parking Spaces | 11                                                          |
| Parking        | Attached Garage, Garage                                     |
| # of Garages   | 2                                                           |
| View           | View, Lake view, Direct Water View, Unobstructed Water View |
| Is Waterfront  | Yes                                                         |
| Waterfront     | Waterfront                                                  |

## Interior

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Appliances      | Garage door opener remote(s), Water Heater, Furniture |
| Heating         | Electric Baseboard heaters                            |
| Cooling         | Wall unit                                             |
| Fireplace       | Yes                                                   |
| # of Fireplaces | 1                                                     |
| # of Stories    | 1                                                     |

## Exterior

|                 |                              |
|-----------------|------------------------------|
| Exterior        | Vinyl siding                 |
| Lot Description | 80.9 x 222 FT under 1/2 acre |

Foundation

Slab, Block

## Listing Details

Listing Office

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