

\$979,000 - 2730 Lone Birch Trail N, Ramara

MLS® #S12296338

\$979,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Rural Ramara, Ramara, Ontario

****LAKE SIMCOE: Enchanting Waters of Lone Birch Trail**.** Discover the Tranquil Charm of Lone Birch Trail, 50 Feet of Direct Waterfront on the Stunning Lake Simcoe Awaits You. This Exquisite Four-Season Home or Cottage Boasts three Inviting Bedrooms and a Beautifully Designed Open-Concept Living and Dining area, Perfectly Blending Cozy Rural Allure with the Breathtaking Beauty of Nature. Awaken your Senses with Serene Waterfront Views and be Captivated by the Magnificent Sunsets that Paint the Sky over the Shimmering Lake from your Expansive 12' x 20' Deck an Enchanting Setting for Unforgettable Evenings with Family and Friends. Ideally Situated Just 90 minutes from the Greater Toronto Area (GTA), this Serene Oasis Provides the Perfect Escape for Effortless Weekend Getaways. Enjoy the Abundance of Nearby Amenities, Including Picturesque Ramara Walking Trails, Lush Parks, Vibrant Marinas, Delightful Restaurants, and Convenient City Services, all Contributing to a Fulfilling and Convenient Lifestyle. Seize this Extraordinary Opportunity to Own your Piece of Paradise on the Idyllic Shores of Lake Simcoe! ****EXTRAS:**** Embrace the Season and Revel in the Joy of Summer at Lake Simcoe! Features Include a Durable Metal Roof, a Detached Garage, Two Expansive Decks, a Freshly Painted Interior (2024), and a Proud Feature in HAVEN Magazine. (id:6289)



Essential Information

Listing #	S12296338
Price	\$979,000
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
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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Listing information last updated on October 14th, 2025 at 2:46am PDT