

\$388,000 - 1350 Coopers Falls Road, Ramara

MLS® #S12355391

\$388,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Rural Ramara, Ramara, Ontario

A Sweet Retreat! Quaint Bungalow + Vacant Lot = Privacy, Potential & Muskoka Charm! Come and enjoy the autumn colours! This rare opportunity includes two properties being sold together for one price: a charming, well maintained, 1+1 bedroom, 1 bathroom, 3-season bungalow cottage at 1350 Coopers Falls Rd. plus the adjacent vacant lot at 1340 Coopers Falls Rd. Located at the doorstep to Muskoka, with over 420 ft. of combined frontage on 0.9 acres, backing onto Crown land and bordering the scenic Coopers Falls Trail, the property offers both privacy and endless recreational possibilities. Situated directly across from the Black River, its perfect for paddling, swimming, or fishing. The bungalow, renovated to the studs in 2003, is fully insulated including the floor and can be converted into a 4-season home or getaway. Updates include metal roof (2020), septic system (2009), newer stove (2023), and owned hot water tank. Inside, the versatile layout includes a cozy bedroom plus a sunroom that doubles as a second bedroom or bonus living space. Enjoy mornings with coffee on the deck, afternoons in the fenced vegetable garden, and evenings around the firepit. Additional features include a bunkie/shed, pumphouse, and workshop. Two driveway entrances provide ample parking for trailers, boats, or RVs. With year-round municipal road access, municipal services, and just minutes to Washago, Orillia, and Gravenhurst, this package is perfect for a



seasonal escape, downsizing, or creating
lasting family memories. Being sold "As Is."
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Essential Information

Listing #	S12355391
Price	\$388,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1350 Coopers Falls Road
Subdivision	Rural Ramara
City	Ramara
Province	Ontario
Postal Code	L0K2B0

Amenities

Utilities	Cable, Electricity
Parking Spaces	10
Parking	No Garage

Interior

Appliances	Water Heater, Stove, Window Coverings, Refrigerator
Heating	Electric Baseboard heaters
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	77.8 x 162.5 FT 1/2 - 1.99 acres
Foundation	Wood/Piers

Listing Details

Listing Office	RIGHT AT HOME REALTY
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