

# \$1,984,900 - 96 Bayshore Drive, Ramara (brechin)

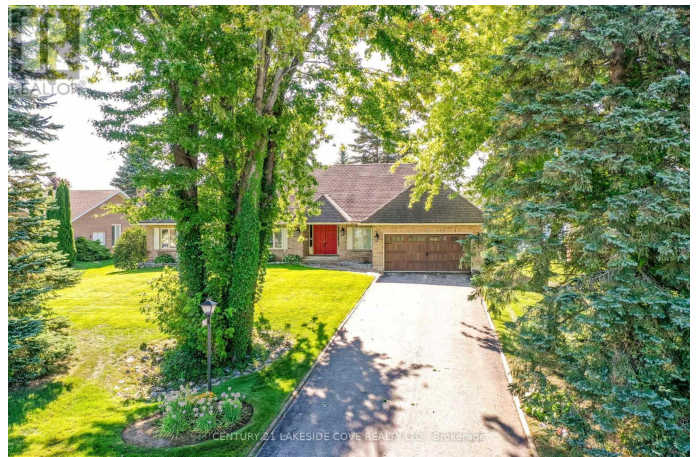
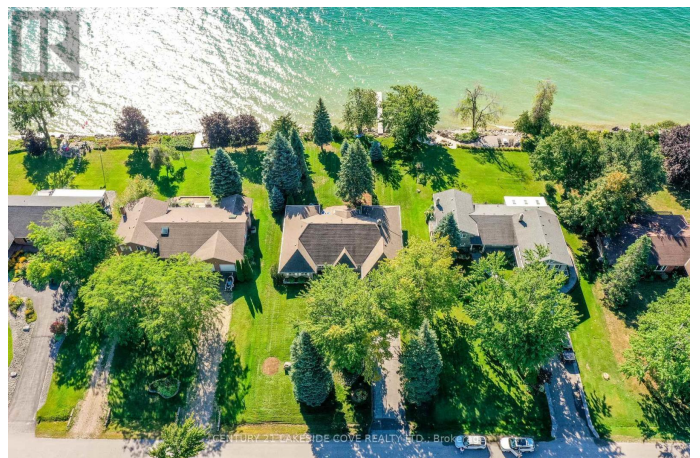
MLS® #S12384994

**\$1,984,900**

3 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Brechin, Ramara (brechin), Ontario

Lake Simcoe 5,000 Sq. Ft. Waterfront Bungalow with Breathtaking Southern Views. Welcome to this stunning waterfront bungalow on the shores of Lake Simcoe, offering 100 feet of clean, clear shoreline. This beautifully maintained home features cathedral ceilings and an open-concept layout that seamlessly blends the gourmet kitchen, dining, and living areas perfect for both relaxed family living and stylish entertaining. The kitchen is a chef's dream, complete with granite countertops and a walkout to a spacious stone patio, ideal for family gatherings. The main floor includes 2 generously sized bedrooms, 3 bathrooms, convenient main floor laundry, and inside access from the attached garage. The fully finished lower level offers a spacious rec room with walkout access to the backyard and hot tub, your private retreat for relaxation. This level also includes a large bedroom, a 3-piece bathroom, ample storage, and a versatile bonus room that can serve as a media room, games room, or an additional bedroom for extended guests. Curb appeal abounds with manicured lawns, established low-maintenance gardens, and an inviting presence. Enjoy ultimate privacy, stunning sunsets, and a truly serene lakeside lifestyle. Don't miss this rare opportunity to own a piece of paradise on Lake Simcoe. Bayshore Village is a unique waterfront community located on the eastern shores of Lake Simcoe. Membership includes access to amenities such as golf, saltwater pool, pickle ball and



tennis courts, cards, socials and more.  
(\$1,100/2025) BVA & Bell Fibre Member  
(id:6289)

Essential Information

|            |               |
|------------|---------------|
| Listing #  | S12384994     |
| Price      | \$1,984,900   |
| Bedrooms   | 3             |
| Bathrooms  | 4.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 96 Bayshore Drive |
| Subdivision | Brechin           |
| City        | Ramara (brechin)  |
| Province    | Ontario           |
| Postal Code | L0K1B0            |

Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Beach, Golf Nearby, Fireplace(s) |
| Utilities      | Cable, Electricity, Sewer        |
| Parking Spaces | 10                               |
| Parking        | Attached Garage, Garage          |
| # of Garages   | 2                                |
| View           | View of water, Direct Water View |
| Is Waterfront  | Yes                              |
| Waterfront     | Waterfront                       |
| Has Pool       | Yes                              |
| Pool           | Outdoor pool, Inground pool      |

Interior

|            |                                                                                                                    |
|------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances | Hot Tub, Oven - Built-In, Water Heater, Dishwasher, Dryer, Microwave, Oven, Washer, Window Coverings, Refrigerator |
| Heating    | Propane Forced air                                                                                                 |

|              |                                         |
|--------------|-----------------------------------------|
| Cooling      | Central air conditioning, Air exchanger |
| Fireplace    | Yes                                     |
| # of Stories | 1                                       |
| Has Basement | Yes                                     |
| Basement     | Walk out                                |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Stone                                                   |
| Exterior Features | Landscaped                                              |
| Lot Description   | 100 x 232.2 FT ; 99.99 x 232.20 x 100.04 ft x 230.75 ft |
| Foundation        | Block                                                   |

## Listing Details

Listing Office CENTURY 21 LAKESIDE COVE REALTY LTD.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 19th, 2025 at 8:46pm PDT