

# \$1,088,000 - 7696 South River Road, Ramara

MLS® #S12404607

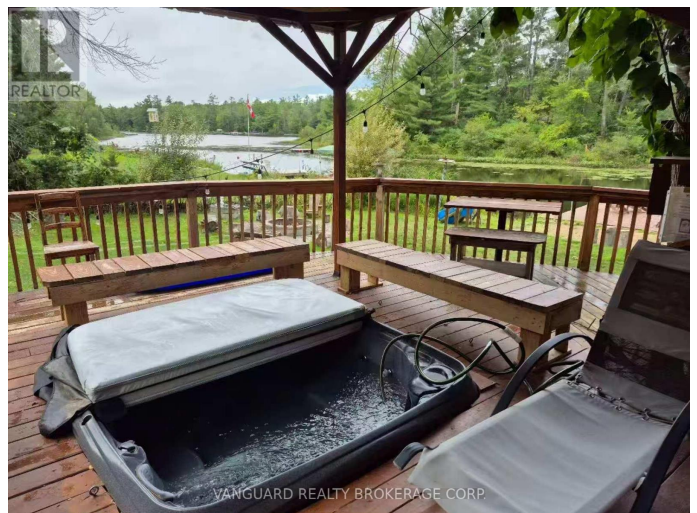
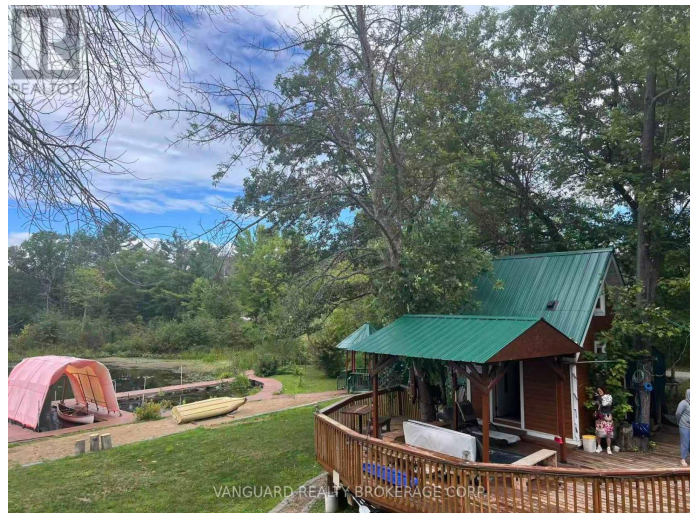
**\$1,088,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Rural Ramara, Ramara, Ontario

## RARE WATERFRONT GEM IN WASHAGO!

Discover tranquil riverside living on this stunning 1+ acre property along one of Simcoe County's most pristine waterways. This exceptional family retreat offers the peaceful country lifestyle you've been searching for. The clean, calm river provides excellent fishing opportunities right from your private dock - catch bass, pike & panfish steps from your door! Escape to absolute serenity where the only sounds are gentle water & nature. Perfect for families seeking a quieter pace without sacrificing convenience. The property features a professionally built dock for boating/swimming plus an incredible DETACHED BUNKIE complete with full bathroom & HOT TUB - your private spa oasis! This is more than a home; it's a year-round vacation destination. Whether hosting summer BBQs on the water, autumn bonfires, or soaking in the hot tub under winter stars, every season offers magic here. Rarely does a property combine this much waterfront, privacy, and amenities. Don't miss this extraordinary opportunity to own your piece of paradise in sought-after Simcoe County. THIS IS THE ONE! (id:6289)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | S12404607   |
| Price     | \$1,088,000 |

|           |               |
|-----------|---------------|
| Bedrooms  | 3             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7696 South River Road |
| Subdivision | Rural Ramara          |
| City        | Ramara                |
| Province    | Ontario               |
| Postal Code | L0K2B0                |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 12                                         |
| Parking        | Attached Garage, Garage                    |
| # of Garages   | 2                                          |
| View           | Direct Water View, Unobstructed Water View |
| Is Waterfront  | Yes                                        |
| Waterfront     | Waterfront                                 |

### Interior

|              |                                               |
|--------------|-----------------------------------------------|
| Appliances   | Water Heater, Water softener, Water Treatment |
| Cooling      | Central air conditioning, Ventilation system  |
| Fireplace    | Yes                                           |
| # of Stories | 1                                             |
| Has Basement | Yes                                           |
| Basement     | Walk out                                      |

### Exterior

|                 |              |
|-----------------|--------------|
| Exterior        | Wood         |
| Lot Description | 102 x 176 FT |
| Foundation      | Concrete     |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | VANGUARD REALTY BROKERAGE CORP. |
|----------------|---------------------------------|



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 9:16pm PDT