

\$799,997 - 8101 Kings River Road, Ramara

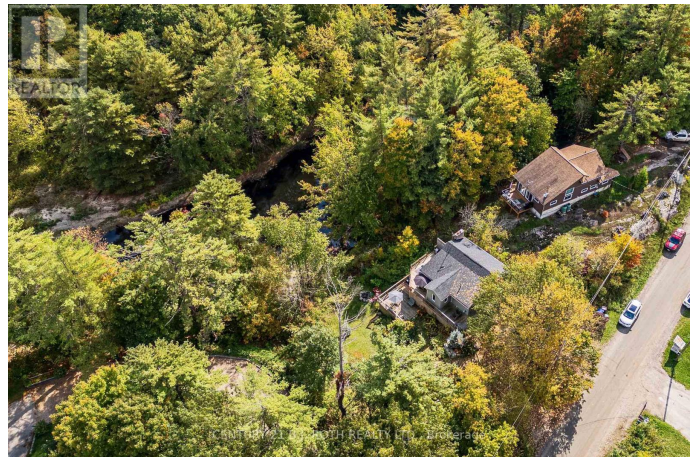
MLS® #S12435134

\$799,997

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Ramara, Ramara, Ontario

Welcome to your private escape on the beautiful Black River, perfectly positioned just below the scenic Coopers Falls. This rare waterfront property offers two parcels of land totaling 1.8 acres, combining peaceful natural surroundings with modern comforts and income potential, currently licenced as Air BNB. This well-maintained home or cottage features 2+1 bedrooms and 2 full 4-piece bathrooms, making it ideal for families, guests, or vacation rentals. The walkout lower level leads to a screened-in porch, providing a perfect spot to enjoy the sights and sounds of the river. Both levels offer spacious decks overlooking the water and waterfalls, creating breathtaking views year-round. The open-concept interior is bright and welcoming, with generous living spaces and a flexible layout that suits both full-time living and recreational use. Currently licensed and operating as an Airbnb, this property is a turnkey investment opportunity for those looking to generate income while enjoying a beautiful waterfront lifestyle. Whether you're searching for a peaceful retreat, a year-round home, or a property with rental potential, this one-of-a-kind riverside gem checks all the boxes. Property Highlights: 2+1 bedrooms, 2 full bathrooms, Walkout lower level with screened-in porch Upper and lower decks with river and waterfall views (id:6289)



Essential Information

Listing #	S12435134
Price	\$799,997
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	8101 Kings River Road
Subdivision	Rural Ramara
City	Ramara
Province	Ontario
Postal Code	L0K2B0

Amenities

Utilities	Electricity
Parking Spaces	3
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Stove, Water Heater, Washer, Refrigerator
Heating	Propane Forced air
Fireplace	Yes
# of Stories	1
Basement	Walk out

Exterior

Exterior	Wood
Lot Description	99.7 x 167.9 Acre
Foundation	Block

Listing Details

Listing Office	CENTURY 21 B.J. ROTH 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 8:16pm PDT