

# \$1,199,000 - 1152 Concession Road, Ramara (brechin)

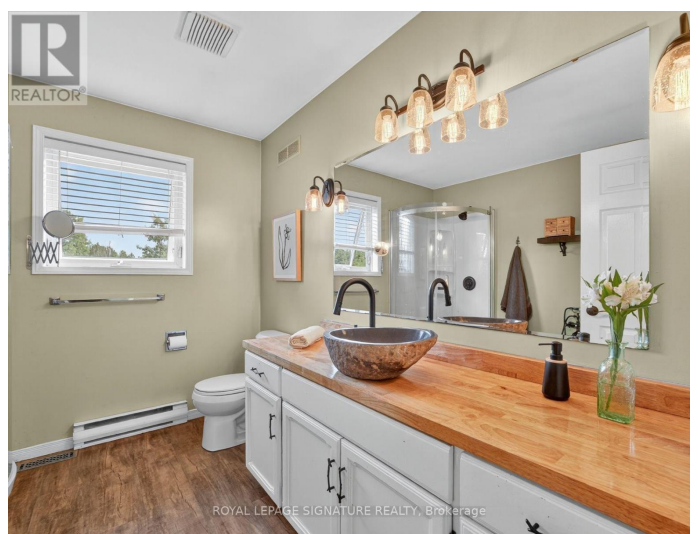
MLS® #S12443621

**\$1,199,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Brechin, Ramara (brechin), Ontario

**\*\*Escape to Your Private Country Retreat!**  
Embrace unlimited potential on 100 sq acres in Brechin, ideal for equestrian, tree, cattle, crop, hobby farming, eco-tourism + more. This charming 1,524 sf Royal Home bungalow, built in 1991, features a spacious open-concept gourmet kitchen with new appliances and a generous dining area overlooking beautifully landscaped gardens perfect for entertaining. The front foyer with a double closet and a convenient 2-piece powder room, ideal for farm life. Unwind in the living room by the stunning stone wood-burning fireplace, creating a cozy atmosphere. The main floor also includes three spacious bedrooms, each with closets and hardwood flooring. The private primary bedroom features a modern electric fireplace and 3 large windows showcasing the breathtaking farmland. The expansive 4-piece bathroom boasts a luxurious step-in shower, a custom stone vessel sink on a butcher block countertop, and a classic clawfoot tub. The basement, filled with natural light from above-grade windows, offers vast potential for work and recreation, including a finished office/bedroom with an electric fireplace. Step outside to enjoy the great outdoors! The oversized, insulated, heated two-car garage with 100 AMP 4 breaker pony panel, perfect for all your tools and equipment. Equestrian enthusiasts will love the two paddocks, run in shed and round pen, while trails weave through the property for sustainable farming, trail rides, and hiking. A



self-contained insulated cabin with a covered porch features a newly installed with high-efficiency wood stove, nestled beside the original farm silo and an operational hand pump well. This cabin allows for future expansion plans, as it can serve as a second dwelling. Benefit from the MFTIP (Managed Forest Tax Incentive Program) for property tax savings. This property is a dream for those seeking a rural oasis close to Lake Simcoe and the Trent Severn without sacrificing city proximity to the GTA. (id:6289)

Essential Information

|            |               |
|------------|---------------|
| Listing #  | S12443621     |
| Price      | \$1,199,000   |
| Bedrooms   | 3             |
| Bathrooms  | 2.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1152 Concession Road |
| Subdivision | Brechin              |
| City        | Ramara (brechin)     |
| Province    | Ontario              |
| Postal Code | L0K1B0               |

Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Fireplace(s)                                                              |
| Utilities      | Cable, Electricity                                                        |
| Features       | Level lot, Wooded area, Partially cleared, Flat site, Lighting, Sump Pump |
| Parking Spaces | 8                                                                         |
| Parking        | Detached Garage, Garage                                                   |
| # of Garages   | 2                                                                         |

**Interior**

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
| Appliances      | Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator |
| Heating         | Electric Other                                               |
| Fireplace       | Yes                                                          |
| # of Fireplaces | 2                                                            |
| # of Stories    | 1                                                            |

**Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Vinyl siding                  |
| Exterior Features | Landscaped                    |
| Lot Description   | 2001.3 x 2198.3 FT 100+ acres |
| Foundation        | Concrete                      |

**Listing Details**

Listing Office            ROYAL LEPAGE SIGNATURE REALTY



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