

\$899,900 - 95 Lake Avenue, Ramara (brechin)

MLS® #S12447250

\$899,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Brechin, Ramara (brechin), Ontario

Welcome to The Lake House a fully renovated, four-season retreat in the heart of Lagoon City, just steps from Lake Simcoe. This bright and spacious 3-bedroom, 2-bath bungalow offers true year-round lakeside living in a vibrant, community-focused waterfront setting. Designed for entertaining, the open-concept layout features a sleek modern kitchen with a gas stove, custom electric blinds, two gas fireplaces, a cozy wood-burning fireplace, and heated floors in the main bath for extra comfort. The third bedroom currently serves as a home office but easily converts to a guest suite or family room. Enjoy stunning sunset views and effortless indoor-outdoor living with a hot tub overlooking the water, a built-in gas BBQ line for all-season grilling, and a renovated shed for extra storage. Launch your kayak, paddleboard, or boat right from your backyard, then wind down by the firepit after a day on the water. Located on a quiet canal with direct access to Lake Simcoe, this home is steps from a private residents-only white sand beach with crystal-clear water and a sandy bottom. Experience all-season recreation boating, snowmobiling, ice fishing, ATVing, and hiking in a rare community that blends tranquility, activity, and connection. With an on-site marina, local restaurants, and year-round events, Lagoon City offers a lifestyle like no other. Whether you're seeking a full-time home or a weekend getaway, The Lake House delivers the best of lakeside living modern



comfort, natural beauty, and a sense of belonging. (id:6289)

Essential Information

Listing #	S12447250
Price	\$899,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	95 Lake Avenue
Subdivision	Brechin
City	Ramara (brechin)
Province	Ontario
Postal Code	L0K1B0

Amenities

Amenities	Beach, Marina
Utilities	Cable, Electricity, Sewer
Features	Carpet Free
Parking Spaces	4
Parking	No Garage
View	View, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater
Heating	Propane Heat Pump
Cooling	Wall unit
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Vinyl siding, Wood
Lot Description	50 x 209.8 FT under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office RE/MAX HALLMARK REALTY LTD.



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