

# Client Full

Client Listing

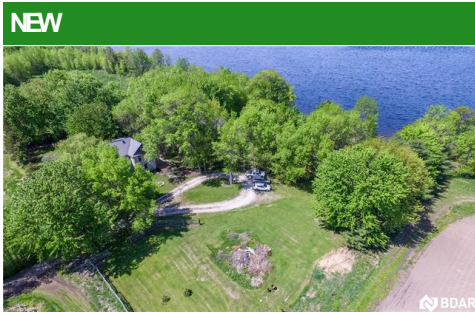
**6414 2 Line**

RES/Freehold/Sale

Price:

**\$995,000**

**Ramara, ON L3V 0P1**



MLS#: **30749745** Status: **Active**  
 Region: **Simcoe County** DOM: **1**  
 Municipality: **RA - Ramara**  
 Neighbourhood: **RA40 - Rural Ramara**  
 Bldg Type/Style: **Detached/2 1/2 Storey**  
 Age/Yr Built: **100+ Years/1910** Basement: **Yes**  
 Legal Desc: **PT LT 18, CON 2, RAMA PT 1, 51R8908; RAMARA**  
 Sq.Ft/Source: **2,900/LBO provided** Tot Bdrms: **3 (3+0)**  
 Sq Ft Range: **2001 to 3000** Bathrooms: **1.1**  
 Acres/Range: **2.900 / 2-4.99** Lot Front: **342.37 Ft**  
 Taxes/Year: **\$1,681/2018** Lot Depth: **375.00 Ft**  
 Irregularities: Lot Shape: **Rectangular**  
 Heat: **Propane/Forced Air**  
 Water: **Well/Drilled Well** Sewer: **Septic**  
 Brokerage: **Re/Max Crosstown Realty Inc. Brokerage**  
 CrossSt/Dir: **Off Monck Rd at Smith Side Rd ... or Off Hwy 169 at Concession (Line) 2, Ramara**

**Property Details**

|  |                                   |                                    |
|--|-----------------------------------|------------------------------------|
| Exterior: <b>Stone</b>   | Heat Source: <b>Propane</b>       | Air Cond Type: <b>None</b>         |
| Bsmt Size/Fn/Dev: <b>Full/Unfinished</b>   | Heat Type: <b>Forced Air</b>      | Air Condition: <b>0</b>            |
| Foundation: <b>Stone</b>   | Sewers: <b>Septic</b>             | Fireplaces: <b>0</b>               |
| Roof: <b>Metal/</b>  | Water: <b>Well</b>                | Waterfront: <b>Direct</b>          |
| Water Meter:   | Wtr Sup Type: <b>Drilled Well</b> | Pool: <b>None</b>                  |
| Laundry Access:  | UFFI: <b>No</b>                   | Retire Comm: <b>0</b>              |
| #/Type of Garage: <b>0.0/None</b>  | Total Parking Spaces: <b>50</b>   | VisitAble: <b>0</b>                |
| #/Driveway/Type: <b>50.0/Circular, Front Yard, Mutual/Shared, Private Single Wide/Gravel</b> | Assigned Spaces:                  | Addl Month Fees: <b>0</b>          |
| Parking: <b>Gravel</b>   | Soil Type: <b>Loam, Sand</b>      | Energy Cert Level: <b>0</b>        |
| Recreational Use:  | Elevator YN:                      | Freehold w/Com Elem Fee: <b>No</b> |

Remarks

Welcome to WALDEN NORTH!-Henry David Thoreau wrote about Walden Pond in Concord Massachusetts, where he lived in a log cabin in the woods for over 2 years in tranquility, beginning in 1845. Here we have "Walden North" the Canadian equivalent, being a 2.9 acre property located in an idyllic setting on a virtually private 300 acre lake ... where nature lovers can watch a parade of wildlife and kaleidoscope of plant & insects perform their wonders throughout the year. Although the property doesn't surround the entire lake, it has 342 ft of waterfront and is the only principal residence that's been built beside it. The rest of the lake is bordered by a few farms and naturally protected wetlands (zoned NAP).To think that you could find a magical lake like this, practically all to yourself, within two hours of Toronto is unbelievable, and yet here it is, a diamond in the rough, hidden in a secret location just north-east of Lake Simcoe. The 3 bedroom, 1.5 bath century home was built in 1910 by the Doyle family. It offers the owners plenty of charm and character.It was built with 6,000 pieces of quarried limestone from Longford Mills, nearby. The mature trees make for a lovely setting overlooking a 100-foot wide sandy beach perfect for relaxing. The fishing is phenomenal with tons of largemouth bass, pike and crappie. The wildlife is prolific with moose, deer, mink, otter, turtles, loons and many varieties of ducks. Dragon flies perform a special dance for you every May!

**Property Features**

Features/Amenities: **Backs onto Greenspace, Central Vacuum Roughed-in, Satellite Dish, Security System, Sump Pump, Year Round Living / Beach, Clear View, Golf, Greenbelt/Conservation, Hospital, Lake/Pond, Level, Library, Major Highway, Marina, Park, Place of Worship, Rec./Commun.Centre, School Bus Route, Schools, Skiing, Sloping, Wooded/Treed**  
 Other Structures: **Dock, Shed, Workshop**  
 Inclusions: **Existing Appliances (all as is) FRIDGE STOVE WASHER & DRYER**  
 Elem Schools: **Rama Elementary, St. Bernard's** Sec Schools: **Twin Lakes, Patrick Fogerty**

**Waterfront**

Body of Water: **Mud** Type: **Lake** Frontage: **342** Shoreline Exp: **West**  
 Shoreline: **Clean, Mixed, Natural, Sandy, Shallow, Soft Bottom, Weedy** Access to Prop:  
 Water Features: **Private Docking**

**Tax and Financial Information**

Roll#: **434802000205801** Assessment: **\$179,500/2018** Survey: **Boundary Only 1979**  
 Pin#: **740170016** Taxes: **\$1,681/2018** Private Entrance:  
 Legal Desc: **PT LT 18, CON 2, RAMA PT 1, 51R8908; RAMARA**  
 Location: **Rural** Fronting On: **North** HST Applicable: **No**  
 Special Designation: **Conservation Control, Easement, Right-of-Way**

**Listing Information**

Commence Date: **07/05/2019** Deposit: **50000** Buy Option:  
 Sign: **Yes** Lockbox: **No** Possess. Dt:  
 References: Application Required: Employment Letter: SPIS: **No/No**  
 SpDes/Rest/Acc: **Conservation Control, Easement, Right-of-Way** Lease Agrmnt: Min Lease Terms: **Flexible**

