

# 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: **88**  
 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: **1,925/LBO provided** Tot Bdrms: **3 (3+0)**  
 Sq Ft Range: **1501 to 2000** Bathrooms: **1.1**  
 Acres/Range: **2.940 / 2-4.99** Lot Front: **342.37 Ft**  
 Taxes/Year: **\$2,000/2018** 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, SIGN ON.**

### 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>No</b>
#/Driveway/Type: <b>50.0/Circular, Front Yard, Mutual/Shared, Private Single Wide/Gravel</b>	Assigned Spaces:	Addl Month Fees:
Parking: <b>Gravel</b>	Soil Type: <b>Loam, Sand</b>	Energy Cert Level:
Recreational Use:	Elevator YN:	Freehold w/Com Elem Fee: <b>No</b>

### Remarks

Welcome to 6414 Line 2, Ramara, located within an hour and a half of the GTA. This is a great place to cottage or retire to, as it is only 10 minutes outside Orillia, a city that's got everything. The property includes 342 ft of waterfront and is the only section on the lake that is not zoned Natural Area Protection or Agricultural. The charming stone century home is the only principal residence that's allowed to be built beside it. The rest of the lake is bordered by a few farms. The 1925 sf 3 bedroom, 1 1/2 bathroom century home was built in 1910. 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 175-foot wide sandy beach perfect for sunbathing or relaxing. The river that flows from this lake to the next one is a lovely canoe, kayak or paddleboard route, very relaxing and enthralling. There's even edible wild rice growing in the fall, right at your doorstep! The fishing is phenomenal with lots of largemouth bass, pike, pickerel and crappie. The wildlife is prolific with moose, deer, mink, otter, turtles, loons and many varieties of ducks and birds. Dragonflies perform a special dance for you in late May when they emerge out of their nymphs. This the perfect place for outdoors people, naturalists, hunters and/or people who enjoy fishing or living in a thriving natural habitat. It is truly one-of-a-kind!

### 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**

Area Features:

Other Structures: **Dock, Shed, Workshop**

Inclusions: **Existing Appliances (all as is) FRIDGE, STOVE, WASHER & DRYER**

Exclusions: **None**

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: **\$2,000/2018** 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: - Possession: **Flexible**

