


4001 LONGFORD MILLS Road, Ramara, Ontario L0K 1L0

Client Full
Active / Residential

4001 LONGFORD MILLS Rd Ramara

Listing ID: 40616444
Price: **\$1,100,000**

Simcoe County/Ramara/RA40 - Rural Ramara
Bungalow Raised/House

 Water Body: **Lake Couchiching**
Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	2	1	
Main	1	1	1

Beds (AG+BG): **3 (1 + 2)**
Baths (F+H): **2 (2 + 0)**
SF Fin Total: **2,135**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,085/Other**
BG Fin SF: **1,050/Other**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$6,858.75/2023**



Next OH: **Public: Sat Jul 13, 1:00PM-3:00PM**
Remarks/Directions

Public Rmks: **3 bedroom 2 bathroom, 2135 square ft, private hidden gem 135' of Waterfront on Lake Couchiching connecting to the Trent Severn Waterway Perfect for Boating 0.44 Acres with panoramic views of Lake Couchiching over looking Big Chief Island! Private Personal Beach with soft sandy bottom Tons of Recent Upgrades Kitchen and appliances 2023, Both Bath Bathrooms 2023, Docks - 2024, Front Door 2024, Roof 2022, Hot Water Tank 2023, UV Water Filtration System 2022, Hardwood Floors 2016, Fence 2023 Lower Level with Double Door Walkout to the dock. Natural Gas Fireplace and services run to the property with 200 amp service**

Directions: **Rama Road to Longford Mills Road. Turn at Post Office and straight down the road. (No sign on property)**
Cross St: **Rama Rd./Longford Mills Rd.**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
Waterfront Features: **Beach Front, Breakwater, Trent System**
Dock Type: **Private Docking** Boat House:
Shoreline: **Clean, Sandy, Shallow, Soft Bottom** Frontage: **132.00**
Shore Rd Allow: **None** Exposure: **South**
Channel Name: Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Fishing, Patio(s), Porch, Privacy, Security Gate, Year Round Living**
Construct. Material: **Solid Brick, Wood** Roof: **Asphalt Shingle**
Shingles Replaced: **2022** Foundation: **Block** Prop Attached: **Detached**
Year/Desc/Source: **1985//Other** Apx Age: **31-50 Years**
Property Access: **By Water, Municipal Road, Public Road, Year Round Road** Rd Acc Fee:
Other Structures: **Shed** Winterized: **Fully Winterized**
Garage & Parking: **Front Yard Parking, Private Drive Single Wide//Gravel Driveway**
Parking Spaces: **6** Driveway Spaces: **6.0** Garage Spaces:
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone**

Water Source: **Well** Water Tmnt: **UV System** Sewer: **Septic**
Lot Size Area/Units: **0.440/Acres** Acres Range: **< 0.5** Acres Rent:
Lot Front (Ft): **132.00** Lot Depth (Ft): **125.00** Lot Shape: **Irregular**
Location: **Rural** Lot Irregularities: **Unique Shaped Lot** Land Lse Fee:
Area Influences: **Airport, Lake/Pond, School Bus Route, Schools**
View: **Bay, Trees/Woods, Water** Retire Com:
Topography: **Level, Wooded/Treed** Fronting On: **South**
Restrictions: **Conserv. Control** Exposure: **South**
School District: **Simcoe County District School Board**
High School: **Twin Lakes Secondary**
Elementary School: **Rama Central P.S.**

Interior

Interior Feat: **Ceiling Fans, In-law Capability**
Basement: **Full Basement** Basement Fin: **Fully Finished**
Basement Feat: **Separate Entrance, Walk-Out**
Laundry Feat: **Electric Dryer Hookup, Laundry Room, Main Level, Sink, Washer Hookup**
Cooling: **Window Unit**
Heating: **Baseboard, Electric, Fireplace-Gas**
Fireplace: **1/Family Room, Natural Gas** FP Stove Op: **Yes**
Under Contract: **None** Contract Cost/Mo:
Lease to Own: **None**
Inclusions: **Built-in Microwave, Dishwasher, Dryer, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer, Window Coverings, Negotiable**
Add Inclusions: **2 cantilever docks, all light fixtures**
Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 18 CON BF RAMA; PT RDAL BTN LTS 18 & 19 CON BF RAMA CLOSED BY BYLAW 471 PT 1, 51R22616; S/T RAM102945 ; RAMARA" & "PCL 81-1 SEC FRONT RANGE; PT LT 18 CON FRONT RANGE RAMA PT 2, 51R22616 (DESCRIPTION AMENDED BY LT212400); T/W RAM2007**
 Zoning: **HR1** Survey: **Available/ 1990**
 Assess Val/Year: **\$505,000/2023** Hold Over Days: **90**
 PIN: **586980026** Occupant Type: **Owner**
 ROLL: **434802000604900**
 Possession/Date: **Immediate/** Deposit: **5%**

Brokerage Information

List Date: **07/09/2024**
 List Brokerage: **[RE/MAX Crosstown Realty Inc. Brokerage](#)**

Source Board: Barrie and District Association of REALTORS®
 Prepared By: Ian Woods, Broker
 Date Prepared: 07/09/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	16' 0" X 12' 6"	4.88 X 3.81	Double sink, Hardwood floor, Pantry, Walkout to Balcony/Deck
Living Room/Dining Room	Main	26' 6" X 12' 6"	8.08 X 3.81	Hardwood floor
Bedroom Primary	Main	14' 9" X 12' 4"	4.50 X 3.76	Hardwood floor
Laundry	Main	8' 6" X 12' 6"	2.59 X 3.81	
Pantry	Main	4' 0" X 9' 5"	1.22 X 2.87	
Bedroom	Lower	10' 1" X 9' 7"	3.07 X 2.92	
Bedroom	Lower	10' 2" X 9' 7"	3.10 X 2.92	
Utility Room	Lower	7' 6" X 8' 6"	2.29 X 2.59	Finished
Bathroom	Lower	8' 10" X 8' 0"	2.69 X 2.44	3-Piece
Family Room	Lower	31' 6" X 15' 2"	9.60 X 4.62	Fireplace, Walkout to Balcony/Deck
Bathroom	Main	8' 0" X 8' 10"	2.44 X 2.69	4-Piece

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