

Some of the Best Features of 760 Line 9 South, Oro-Medonte

- The home features high-quality fixtures and finishes throughout, including:
 - High-end appliances, including Monogram kitchen appliances
 - Kohler plumbing fixtures
 - Restoration Hardware lighting and electrical fixtures
 - Hunter Douglas window coverings throughout
- Smart home, all smartphone/wi-fi connected/controlled
 - Ecobee multi-zone smart thermostat system
 - Lutron Caseta smart lighting controls and LED lighting throughout
 - Professional-grade, high-end alarm system, including water leak detection and water shutoff (can also serve as remote water shutoff)
 - HD security camera system
- Eco-friendly home
 - House was built to “Green Home” standards with Robust, energy-efficient and sustainability-focused construction
 - ICF foundation and ground floor walls provide exceptional air-tight insulation and sound attenuation properties
 - Double-thickness, double-waterproofed, double-insulated crawl space floor
- High-end, energy-efficient HVAC system
 - On-demand hot water
 - Hydronic in-floor heating in garage
 - Wastewater heat-recovery system
 - Humidifier, Air conditioning, adjustable fresh air exchanger
- Home designed with active lifestyle and functionality in mind
 - Main floor master bedroom
 - Lots of storage throughout, including built-ins in all bedroom closets
 - Large mudroom with lots of seating and storage, as well as integrated laundry
 - Butler's pantry adjacent to mudroom entry
 - 3-door garage with extra space and convenient rear access. With lifts to take advantage of tall ceilings, garage could accommodate up to 8 cars.
 - Exceptional, private space above garage. Usable as in-law suite, theatre room, playroom, personal gym or home-based business.
 - Meticulously organized utility room and crawlspace provide easy access to all systems for maintenance or other purposes.
- Exterior features
 - Beautiful stream runs through northeast corner of property
 - Large property (1.26 acre) with private yard with active wildlife presence. deer, rabbits, foxes, blue herons and fish
 - Concrete sports court
 - Large covered porches (3) front and back
 - Natural gas BBQ connection on rear porch
 - Private forest at back of property
- Exclusions
 - Window coverings in master bedroom and in 2nd floor rear bedroom, mirror in powder room, vacuum, sound system in Great Room, garage racks and shelves and all home gym equipment.