

760 9 Line S, Oro-Medonte, Ontario L0L 1T0

Client Full
Active / Residential

760 9 Li S Oro-Medonte

MLS® #: 40441088

Price: \$1,995,000



Simcoe County/Oro-Medonte/OR62 - Rural Oro-Medonte

2 Storey/House

	Beds	Baths	Kitch
Main	1	2	1
Second	3	3	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **5 (4 + 1)**
 SF Fin Total: **3,925**
 AG Fin SF Range: **3001 to 4000**
 AG Fin SF: **3,925/Builder**
 DOM/CDOM: **17/17**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$8,011.00/2022**

Next OH: **Public: Sun Jul 9, 12:00PM-2:00PM**

Remarks/Directions

Public Rmks: **Welcome to this beautiful "almost waterfront", move-in-ready executive home located steps away from Lake Simcoe at the end of Line 9 in Oro-Medonte. The main attraction is a stunning 3,925 sf 4 bedroom, 4.5 bathroom home, perfect for an active family that loves watersports and winter recreation (like sledding, skating and skiing). The property consists of a private 1.26 acre treed lot with its own concrete sports court in the backyard and lots of room for a swimming pool. This 2-storey executive home was recently completed in 2019 with impeccable high-end finishes throughout and top-of-the-line appliances. It's a custom designed Eco-friendly Smart Home made with ICF Foundation & ICF Ground Floor Walls built to "Green Home" standards. The home is designed with active lifestyle and functionality in mind including loads of storage throughout as well as a main floor primary bedroom. It was built in 2019 by a custom builder who made sure that no detail was missed when designing his own home. You'll love the top-of-the line finishes and appliances throughout. It comes with an attached heated 4-car garage with 3 tall overhead doors and is large enough for all your winter gear and summer toys. (In fact, it's big enough to accommodate up to 8 cars with 4 on lifts.) There's a separate private loft above the garage with a personal gym & 3-piece bathroom, perfect for an in-law suite, nanny apartment, home theatre, playroom or perhaps, a great location to run a home-based business. It's located steps away from Bayview Memorial Park with its beautiful sandy beach, and nice and handy to the best boat launch in Oro-Medonte. Conveniently located halfway between Barrie and Orillia, this home is one you surely can't miss!**

Directions: **Hwy 11 to Oro Line 9 towards Lake, Sign On**
 Cross St: **Hwy 11 or Ridge Road West and Oro Line 9 S.**

Common Elements

Exterior

Exterior Feat: **Deck(s), Fishing, Landscape Lighting, Landscaped, Porch, Privacy, Recreational Area, Year Round Living**

Construct. Material: **Board & Batten, Stone** Roof: **Asphalt Shingle, Metal**

Shingles Replaced: **2019** Foundation: **ICF** Prop Attached: **Detached**

Year/Desc/Source: **2019/Completed / New/Owner** Apx Age: **0-5 Years**

Other Structures: Winterized: **Fully Winterized**

Pool Features: **None**

Garage & Parking: **Attached Garage//Front Yard Parking, Private Drive Single Wide//Gravel Driveway, Inside Entry**

Parking Spaces: **16** Driveway Spaces: **12.0** Garage Spaces: **4.0**

Parking Level/Unit: Parking Assigned: Licen Dwelling: **No**

Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone**

Water Source: **Drilled Well** Water Tmnt: **UV System, Water Purification, Water Softener** Sewer: **Septic**

Lot Size Area/Units: **1.260/Acres** Acres Range: **0.50-1.99** Acres Rent:

Lot Front (Ft): **125.00** Lot Depth (Ft): **440.00** Lot Shape: **Rectangular**

Location: **Rural** Lot Irregularities:

Area Influences: **Airport, Beach, Campground, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Marina, Park, Place of Worship, Playground Nearby, Public Parking, Rec./Community Centre, Regional Mall, River/Stream, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**

View: **Trees/Woods** Retire Com: **No**

Topography: **Level, Wooded/Treed** Fronting On: **West**

Restrictions: **Conserv. Control** Exposure: **East**

School District: **Simcoe County District School Board**

High School: **Twin Lakes S.S.**

Elementary School: **East Oro P.S.**

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fans, Countertop Range, Guest Accommodations, In-Law Suite, On Demand Water Heater, Oven Built-in, Sewage Pump, Water Heater Owned, Water Purifier, Water Softener, Water Treatment**

Security Feat: **Alarm System, Carbon Monoxide Detector(s), Heat Detector, Security System, Smoke Detector(s), Other**

Basement: **Crawl Space** Basement Fin: **Unfinished**
 Laundry Feat: **Electric Dryer Hookup, In Area, Laundry Room, Main Level, Sink, Washer Hookup**
 Cooling: **Central Air, Radiant Floor**
 Heating: **Fireplace-Gas, Forced Air, Gas, Radiant**
 Fireplace: **1/Living Room, Natural Gas** FP Stove Op: **Yes**
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Freezer, Garage Door Opener, Gas Stove, Hot Water Tank Owned, Refrigerator, Smoke Detector, Washer, Window Coverings**
 Add Inclusions: **All existing light fixtures**
 Exclusions: **Window Coverings in Primary Bedroom and 2nd Floor Rear Bedroom, Mirror in Powder Room, Vacuum, Sound System in Great Room, Garage Racks and Shelves, all Home Gym Equipment.**
 Electric Age: **2019** Plumbing Age: **2019** Furnished:
 Furnace Age: **2019** Tank Age: **2019** UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 13 PL 1594 ORO PT 2 51R20328; ORO-MEDONTE**
 Zoning: **SR** Survey: **Boundary Only/ 2019**
 Assess Val/Year: **\$890,000/2022** Hold Over Days: **90**
 PIN: **740310063** Occupant Type: **Owner**
 ROLL: **434601000985905**
 Possession/Date: **Other/2023-08-30** Deposit: **100000**
 Possession Rmks: **Flexible**

Brokerage Information

List Date: **06/20/2023**
 List Brokerage: **[RE/MAX Crosstown Realty Inc. Brokerage](#)**

Source Board: **Barrie and District Association of REALTORS®**
 Prepared By: **Ian Woods, Broker**
 Date Prepared: **07/07/2023**

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	20' 1" X 9' 6"	6.12 X 2.90	Double sink, Engineered Hardwood, Walk-in Pantry
Dining Room	Main	20' 1" X 8' 0"	6.12 X 2.44	Engineered Hardwood
Great Room	Main	20' 1" X 17' 9"	6.12 X 5.41	Engineered Hardwood, Fireplace, Sliding doors, Vaulted Ceiling, Walkout to Balcony/Deck
Bedroom Primary	Main	15' 7" X 13' 3"	4.75 X 4.04	Engineered Hardwood, Ensuite, Walk-in Closet
Primary Ensuite Bathroom	Main	10' 9" X 9' 5"	3.28 X 2.87	5+ Piece, Heated Floor, Tile Floors
Office	Main	17' 10" X 11' 10"	5.44 X 3.61	Engineered Hardwood
Mud Room	Main	12' 7" X 11' 1"	3.84 X 3.38	Inside Entry, Laundry, Tile Floors
Bathroom	Main	7' 7" X 5' 10"	2.31 X 1.78	2-Piece, Tile Floors
Bedroom	Second	16' 0" X 13' 2"	4.88 X 4.01	Engineered Hardwood
Desc: 2 closets				
Bedroom	Second	20' 6" X 17' 4"	6.25 X 5.28	Engineered Hardwood, Ensuite
Bathroom	Second	8' 11" X 4' 11"	2.72 X 1.50	3-Piece, Tile Floors
Bedroom	Second	16' 0" X 12' 8"	4.88 X 3.86	Engineered Hardwood
Bathroom	Second	11' 8" X 9' 8"	3.56 X 2.95	5+ Piece, Heated Floor, Tile Floors
Loft	Second	27' 7" X 17' 10"	8.41 X 5.44	Engineered Hardwood
Desc: Includes Bedroom, Sitting Area and Office area				
Gym	Second	22' 10" X 13' 11"	6.96 X 4.24	
Desc: Mirrored wall and rubberized floor				
Bathroom	Second	8' 11" X 8' 0"	2.72 X 2.44	3-Piece

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