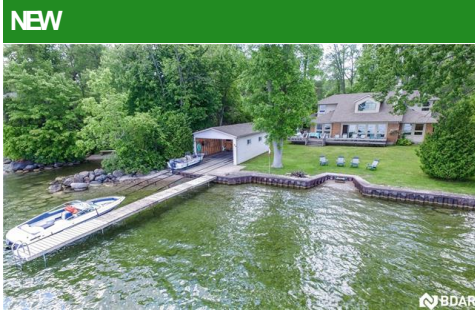


# Client Full

Client Listing

**1 SUNNYSIDE Avenue** RES/Freehold/Sale  
**Oro-Medonte, ON L0L 2E0**

Price: **\$1,495,000**



MLS#: **30761063** Status: **Active**  
 Region: **Simcoe County** DOM:  
 Municipality: **OR - Oro-Medonte**  
 Neighbourhood: **OR49 - Oro Station**  
 Bldg Type/Style: **Detached/2 Storey**  
 Age/Yr Built: **16-30 Years/1990** Basement: **Yes**  
 Legal Desc: **LT 12 PL 798 ORO; LT 13 PL 798 ORO; ORO-MEDONTE**  
 Sq.Ft./Source: **2,322/Public Records** Tot Bdrms: **5 (5+0)**  
 Sq Ft Range: **2001 to 3000** Bathrooms: **2.1**  
 Acres/Range: **.460 / < 0.5** Lot Front: **100.31 Ft**  
 Taxes/Year: **\$6,836/2019** Lot Depth: **195.00 Ft**  
 Irregularities: Lot Shape: **Rectangular**  
 Heat: **Gas/Forced Air**  
 Water: **Well/Artesian Well** Sewer: **Septic**  
 Brokerage: **Re/Max Crosstown Realty Inc. Brokerage**  
 CrossSt/Dir: **HWY 11 TO ORO-MEDONTE LINE 7, GO SOUTH TO LAKE, TURN LEFT AT LAKE. SUNNYSIDE IS THE 4TH ROAD ON YOUR RIGHT. SIGN ON.**

### Property Details

Exterior: <b>Brick, Other</b>	Heat Source: <b>Gas</b>	Air Cond Type: <b>Central Air</b>
Bsmt Size/Fn/Dev: <b>Crawl Space/Unfinished</b>	Heat Type: <b>Forced Air</b>	Air Condition: <b>Central Air</b>
Foundation: <b>Concrete Block</b>	Sewers: <b>Septic</b>	Fireplaces: <b>1 Natural Gas</b>
Roof: <b>Asphalt Shingle/</b>	Water: <b>Well</b>	Waterfront: <b>Direct</b>
Water Meter:	Wtr Sup Type: <b>Artesian Well</b>	Pool: <b>None</b>
Laundry Access:	UFFI: <b>No</b>	Retire Comm:
#/Type of Garage: <b>2.0/Attached</b>	Total Parking Spaces: <b>6</b>	VisitAble:
#/Driveway/Type: <b>4.0/Private Single Wide/Asphalt</b>	Assigned Spaces:	Addl Month Fees:
Parking: <b>Asphalt</b>	Soil Type: <b>Clay, Loam</b>	Energy Cert Level:
Recreational Use:	# of Kitchens: <b>1</b>	Freehold w/Com Elem Fee: <b>No</b>
Remarks		

Welcome to a slice of paradise. One you can make your own! Here is the perfect waterfront that has practically everything you could want in a gorgeous lakefront property: 100 feet of southerly facing shoreline w/ beautifully level lawn for play & entertaining. A huge 19' x 30' double boat house with dual marine rail system. Perfect water depth for boat mooring and swimming. A 100-foot long steel breakwall protecting the shore and boathouse from rough weather. A recess in the breakwall to allow children easy access to the lake. Your privacy is assured with a mature cedar hedge completely surrounding your home, except of course on the lakefront. A well-built spacious 2300 sf five bedroom, three bathroom home custom designed by Architect Ted Handy. Great room with vaulted ceilings framing a fantastic view of Lake Simcoe. A wall of windows facing the lake, filling the house with natural daylight all day long and offering you a view from practically every principal room. The property comes totally furnished including two boats, two marine railway systems, some antique furniture, two televisions sets, audio system, home theater set up and tools. Located half way between Barrie and Orillia on the Oro-Medonte Gold Coast within one hour of the GTA. Close enough to Toronto to get to special events and the airport without a long drive. If lakeside living is where you want to be, don't miss this spectacular waterfront property. It could be just what you are looking for!

### Property Features

Features/Amenities: **Alarm System, Auto Garage Door Remote(s), Central Vacuum, Security System, Sewage Pump, Sump Pump, TV Tower/Antenna, Year Round Living / Beach, Clear View, Cul de Sac/Dead End, Golf, Greenbelt/Conservation, Hospital, Level, Major Highway, Park, Place of Worship, Rec./Commun.Centre, Schools, Skiing**  
 Area Features: **Boat House, Dock, Marine Rail, Workshop**  
 Other Structures: **FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER & REMOTES, CENTRAL VAC & ACCESSORIES (AS IS) FULLY FURNISHED**  
 Inclusions: **NONE**  
 Exclusions: **GUTHRIE, ST. MONICA's** Sec Schools:

### Waterfront

Body of Water: **Simcoe** Type: **Lake** Frontage: **100** Shoreline Exp: **South**  
 Shoreline: **Clean, Deep, Hard Bottom, Rocky** Access to Prop:  
 Water Features: **Trent System, Private Docking**

### Tax and Financial Information

Roll#: **434601000949900** Assessment: **\$790,000/2019** Survey: **Available 1989**  
 Pin#: **585590156** Taxes: **\$6,836/2019** Private Entrance:  
 Legal Desc: **LT 12 PL 798 ORO; LT 13 PL 798 ORO; ORO-MEDONTE**  
 Location: **Rural** Fronting On: **East** HST Applicable: **No**

### Listing Information

Commence Date: **08/27/2019** Deposit: **50000** Buy Option:  
 Sign: Lockbox: Possess. Dt: SPIS: **No/No**  
 References: Application Required: Employment Letter: Possession: **Other**

Prepared By: **Ian Woods, Broker**  
 Re/Max Crosstown Realty Inc. Brokerage

Client Full One Page Report

Date Printed: **08/27/2019**