Slice of Paradise with Country Charm

1 Sunnyside Ave., Oro-Medonte
2,322 sq. ft. with 5 Bedrooms & 3 Bathrooms

www.1Sunnyside.ca

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**Casual Living on a Gorgeous Waterfront**

Whether you are looking for a well-built full-time family home, or an all-seasons cottage, this beautiful waterfront property has it all. The 2,322 sf 5 bedroom, 3 bathroom home or cottage features a Great Room with vaulted ceilings framing a fantastic view of Lake Simcoe. A wall of windows faces the lake, filling the house with natural daylight and offering you a view from every principal room. As well, there is an oversized 2-car garage with inside entry to the laundry room.

It’s located on 100 ft of southerly facing shoreline with a level lawn for play & entertaining. It features a double boat house with dual marine rail system, perfect water depth for boat mooring & swimming and a 100-foot long steel breakwall protecting the shoreline. Your privacy is assured with a mature cedar hedge surrounding your property on three sides.

The home has a casual country feel and comes completely furnished and ready for occupancy. Some of the items included with the property are: 2 boats with motors, 2 marine railways, 2 TVs, a surround sound system and a tool shed fully equipped with power tools for home and garden. Heating is forced air natural gas with a newer air conditioning system.

It’s located half way between Barrie and Orillia,10 minutes from Simcoe County Regional Airport and within commuting distance of the GTA. In fact, it’s close enough to Toronto to get to special events and Pearson International Airport fairly easily. No more 3-hour weekend drives to Muskoka!

Don’t miss out on this spectacular waterfront property. It could be just what you are looking for!
This is the 19’ X 30’ X 9’ high Double Boathouse which will accommodate up to a 26’ boat. It comes complete with 2 marine rail systems with electric winches and a double-sized roll-up door with remote automatic opener. (Two boats with motors come with the property, see pg. 12.) Inside the boathouse is an 8’ X 9’ workshop that is conveniently accessible from both inside and outside. The dock is 48’ X 4’ and is equipped with a swim ladder. There is also a Swim Master 9’ X 7’ floating swim platform with ladder.

A 100’ steel & concrete breakwall protects the boathouse and shoreline from rough weather, shifting ice and erosion. There are 2 steps located in the central recess of the breakwall for easy access to the water. The entire yard is level and is large enough to accommodate a large group for entertaining. Mature cedar hedging (approx. 12’ high) provides lots of privacy for you. Enjoy roasting marshmallows over a campfire in the fire-pit at the water’s edge.

Entertaining is easy on the 42’ X 36’ X 10’ L-shaped deck that starts at the front door and continues across the waterfront side of the home. You can access the Great Room, Dining Room and Foyer from the deck. The backyard is big enough for a volleyball or badminton court!
Double Boathouse, Waterfront, Yard & Deck
The Great Room features a 17 ft high vaulted ceiling, gas fireplace that can provide up to 40,000 BTUs of heat, pine built-ins, pot lights, ceiling fan & walk-out to the deck. Hidden pocket doors completely separate the Great Room from the Kitchen and sleeping areas for added privacy. All of the windows in the home were replaced in 2012 with upgraded lower casement windows that don’t require screens to preserve the views. The design of the home called for strategic location of the windows to maximize the cross-breeze. The Juliet balcony & cut-outs allow for natural light into the upstairs hallway.
Dining Room & Kitchen

Combined with the Great Room, adjacent to the Kitchen is the Dining Room, featuring a walk-out to the deck and, of course, a beautiful lake view. Included is the expandable antique 5-leg table & chairs, circa 1850. The bright, white eat-in Kitchen features ample cupboard space which includes a pantry cupboard, pots & pans drawers & a microwave nook. All small counter top appliances & kitchenware are included. Appliances include a Kenmore ceramic glass flat-top stove & a Kenmore Refrigerator with bottom-mount ice-maker-freezer bought in 2016. There is also a microwave & a built-in dishwasher. The Laundry Room (not shown) has a newer washer, gas dryer & utility sink with large walk-in pantry and chest freezer.
The Master Bedroom is conveniently located on the main-floor with an adjacent 4-piece bath & Den. The master features windows on opposing walls allowing the evening breeze to cool the bedroom. One of these windows overlooks the lake. The Master Bedroom includes a 32” Toshiba wall-mounted HD TV & DVD player. The spacious 4-piece Bathroom offers a tub, separate shower, exhaust fan, pot lights & large storage vanity. The Den, also overlooking the lake, is currently used as an office & comes with a double-size pull-out couch & a good-sized closet. It could become a fifth bedroom.
Upstairs, there are three bedrooms and an additional 4-piece bathroom. The first Bedroom shares the same layout and features as the main floor Master. Corner windows, wall-to-wall broadloom, a double closet and a lake view. The 4-piece Bathroom features a large skylight above the tub filling the room with natural light. You can stargaze from the warmth of a soothing bath. Another guest Bedroom offers another great water view. Finally, the smaller 5th Bedroom (not pictured here) is great for the kids’ bunk beds or could be used as an office or den.
Two Boats with Motors

Included with the purchase of this property are two boats with motors. The first boat is a 17’ Starcraft Fishmaster 160 with a Yamaha 50 hp, 4-stroke outboard, fully set-up with down-riggers. It’s also perfect for trolling for Bass. The second boat is a 22’ Mariah Shabah bowrider with a V8 Stern-drive inboard/outboard for family recreation. Both watercraft have been stored indoors from new, have been regularly serviced and maintained, and are in great condition.
Area Features

- School bus pick-up for all local schools: elementary & secondary, public & Catholic school boards
- Close to Georgian College in Barrie
- Close to several bodies of water with access to several boat launches, marinas, many public beaches & excellent fishing
- Shopping, farmers’ markets, grocery, restaurants, movie theatres & a drive-in theatre are all nearby
- Close to the Barrie-to-Orillia North Shore Rail Trail
- Many different festivals, galleries, historical sites including the Orillia Opera House & Five Points Theatre
- Cycling, golf, skiing, hiking, camping, snowmobiling
- Royal Victoria Regional Health Centre in Barrie
- Soldiers Memorial Hospital in Orillia
Area Attractions

Restaurants
7. The Tremont Cafe (Collingwood)
13. The Arch Steakhouse and Tavern (Midland)
18. The Boathouse Eatery Restaurant (Midland)
20. Henry’s South Fish Restaurant (Midland)
24. Queen’s Quay British Pub (Victoria Harbour)
25. The Dam Grill Restaurant (Port Severn)
27. Coldwater Mill 1833/Mill Street Bistro
44. Couchiching Buffet (Casino Rama)
46. Tailwinds Bar & Grill
48. R Cottage Restaurant (Washago)
51. Dock of the Bay (Steak & Seafood)

Parks & Beaches
1. Craigleith Provincial Park
4. Pretty River Valley Provincial Park
8. Wasaga Beach
11. Tiny Marsh Provincial Wildlife Area
16. Wye Marsh Wildlife Centre
23. Awenda Provincial Park
33. Centennial Beach
34. Bayview Memorial Beach
40. Tudhope Park
47. Black River Wilderness Park

Airports
5. Collingwood Regional Airport
12. Midland/Huronia Airport
36. Oro-Medonte Regional Airport
45. Orillia Rama Regional Airport

Resorts
2. Blue Mountain Village
6. Blue Mountain Village
28. Mount St. Louis/Moonstone Ski Resort
29. Horseshoe Valley Resort
41. Fern Resort

Entertainment
17. Midland Cultural Centre
22. King’s Wharf Theater
35. Burl’s Creek Event Park
39. The Orillia Opera House/Capt. Robert’s Table
42. Casino Rama (has many restaurants)

Activities
3. Scenic Caves Nature Adventure
6. Collingwood Museum
9. Wasaga 500 Go-Karts
10. Elmvale Zoo
14. Huronia Museum & Huron Ouendat Village
15. Martyr’s Shrine &
   Ste. Marie Among the Hurons
19. Miss Midland & Serendipity Princess Cruises
21. Penetanguishene Centennial Museum
26. Big Chute Maine Railway
30. Treetop Trekking Zip Lines (at Horseshoe)
31. Hardwood Ski & Bike (Copeland Forest)
32. Simcoe County Museum
37. Scales Nature Park (Reptiles)
38. Island Princess Boat Cruises
43. Rama Smoke & Moccasin Shop
49. Lock 42, Trent-Severn Waterway
50. RMS Seguin & Wenonah II Cruises (Gravenhurst)
52. Santa’s Village
53. Lady Muskoka Cruises (Bracebridge)

Elementary Schools
Guthrie Elementary
St. Monica’s Catholic

High Schools
Eastview Secondary
St. Joseph’s Secondary
Services I provide

✓ FREE Property Evaluation
✓ Your Listing Canada-Wide on MLS (Including Barrie, Toronto, Muskoka and/or Orillia feeds)
✓ Professional Home Staging Advice
✓ Professional Photos & Virtual Tours (Aerial photography for qualifying properties)
✓ Personalized Website for Your Property
✓ Beautiful Colour Feature Brochures
✓ Newspaper & Magazine Advertising
✓ Internet & Social Media Marketing (YouTube, Facebook and other Social Media)
✓ Target Marketing
✓ Relocation Services (Automatically receive new listings that meet your criteria)
✓ Accredited Buyer Representative

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