1 SUNNYSIDE Avenue  
Oro-Medonte, ON L0L 2E0

Price: $1,395,000

MLS®#: 30795013  
Status: Active

Region: Simcoe County  
DOM: 51

Municipality: OR - Oro-Medonte  

Neighbourhood: OR49 - Oro Station

Bldg Type/Style: Detached/2 Storey  

Age/Yr Built: 16-30 Years/1990  
Basement: None

Legal Desc: LT 12 PL 798 ORO; LT 13 PL 798 ORO; ORO-MEDONTE

Sq/Ft Source: 2,322/Public Records

Sq Ft Range: 2001 to 3000

Acre Range: .460 / < 0.5

Taxes/Year: $6,836/2019

Irregularities: Rectangular

Heat: Gas/Forced Air

Water: Well/Artesian Well, Cistern

Heating Fuel: None

Water Meter: Well

Roof: Asphalt Shingle/2014

Foundation: Concrete Block

Exterior: Brick, Other

Amenities: Gas, Forced Air, Well, Artesian Well, Cistern, Central Air

Elevator YN: No

Waterfront: Yes

Driveway/Type: Asphalt

Laundry Access: In-Suite

Garage: Private Single Wide/Asphalt

Other Structures: şeklinin genel özellikleri

Parking: Yes

Exclusions: NONE. NEW (IN 2020) HOT WATER TANK IS OWNED.

Remarks: 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 bed, 3 bath home or cottage features a Great Room w/ vaulted ceilings framing a fantastic view of Lake Simcoe. A wall of windows faces the lake, filling the house with natural daylight & offering you a view from every principal room. This could be your own piece of paradise. It’s not a high profile busy waterfront development where you are never left alone. Instead, you can enjoy quiet tranquility & seclusion in an idyllic setting w/ your own private beach & personal boathouse. It’s located on 100 ft of southerly facing shoreline w/ a level lawn for play & entertaining. It features a double boat house w/ dual marine rail system & a 100-ft long steel breakwall protecting the shoreline from loss of land due to erosion caused by any high water levels. The home has a casual country feel & comes completely furnished & ready for occupancy. Some of the items included are: 2 boats w/ motors, 2 marine railways, 2 TVs & a tool shed fully equipped w/ power tools. It’s located half way between Barrie & Orillia, 10 mins from Simcoe County Reg. Airport & within commuting distance of the GTA. In fact, it’s close enough to Toronto to get to special events & 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!