

Property Client Full

81 Lakeshore Road W, Oro-Medonte, Ontario L0L 2E0

Listing

81 Lakeshore Rd W Oro-Medonte

Active / Residential Freehold / Detached

MLS® #: S5355303

List Price: **\$2,300,000**

New Listing



Simcoe/Oro-Medonte/Guthrie

Tax Amt/Yr: **\$7,523.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **Lt 22 Pl 755 Oro; Pt Lt 21 Pl 755 Oro**

Style: **Bungalow** Rooms Rooms+: **7+2**
 Link: **No** BR BR+: **4 (4 +0)**
 Stories: Baths (F+H): **3 (3 +0)**
 Lot Irreg: **75.00 Ft X 178.00 Ft** SF Range: **2000-2500**
X 50.09 Ft X 25.13
 Lot Front: **75.00** SF Source:
 Lot Depth: **178.00** Lot Acres:
 Lot Size Code: **Feet** Fronting On: **E**
 Zoning: **Res**
 Dir/Cross St: **Line 7 S / Lakeshore Rd W**

PIN #:	58558006	ARN #:	434601000937700	Contact After Exp:	No
Holdover:	30	Possession Date:			
Possession:	Flexible				

Kitch Kitch +	1 (1+0)	Exterior:	Brick, Wood	Water:	Well
Fam Rm:	Yes	Drive:	Private	Water Inc:	Drilled Well
Basement:	Yes/Partial Basement, Partially Finished	Gar/Gar Spcs:	Detached Garage/1.0	Sewers:	Septics
Fireplace/Stv:	Yes	Drive Pk Spcs:	5.00	Special Desig:	Unknown
Heat:	Gas, Water	Tot Pk Spcs:	6.00		
A/C:	No/None	Pool:	None		
Waterfront:	Direct				
Property Feat:					
Water Name:	Simcoe, Lake				
Water Features:	Dock, Marine Rail, Stairs to Waterfront, Trent System, Waterfront - Deeded				

Remarks/Directions

Client Rmks: **Your All Season Waterfront Dream Awaits! 15 Min To Barrie Or Orillia In A Family Oriented Neighbourhood & Yes...High Speed Internet! 75'Frontage. Lovely Lake Simcoe W.Mostly Sandy Bottom. Cantilever Marine Rail & Dock. Sought After Waterfront Sitting Area . Outdoor Covered Seating Area W.Entry To Lakeview Living Rm W.Gas Fp. Addition Features A Master Bedrm/Loft W. Unobstructed Waterviews & Amazing Sunrises! Ensuite & Walk-In Closet**

Extras: **Open Concept Great Rm.W Cath Ceil, Din. Area. & Cool Loft. (Great Guest Bedrm Or Private Reading Nook) Kitchen Has Loads Of Cupboards, Granite Counters & Island W. Stools. Attached Garage Is Nifty "Man Cave". Also Det.Garage. Ecoflo Septic***

Listing Contracted With: **MINCOM NEW CHOICE REALTY LTD., BROKERAGE 877-234-0578**

Prepared By: **BARBARA ROUEFF, Broker**

Date Prepared: **08/31/2021**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Ground	3.39 M X 4.07 M	11.01 Ft x 13.04 Ft		Gas Fireplace, Overlook Water, W/O To Sundeck
Great Room	Main	5.68 M X 5.68 M	18.08 Ft x 18.08 Ft		Combined w/Dining, Open Concept, Vaulted Ceiling
Kitchen	Main	4.54 M X 4.79 M	14.11 Ft x 15.09 Ft		Granite Counter
Bedroom	Upper	5.79 M X 4.49 M	19.00 Ft x 14.09 Ft		O/looks Family, Open Concept, Open Stairs
Bedroom	Ground	3.25 M X 2.6 M	10.08 Ft x 8.06 Ft		Closet
Bedroom	Ground	3.27 M X 2.38 M	10.09 Ft x 7.10 Ft		Closet
Master	Upper	4.14 M X 3.52 M	13.07 Ft x 11.07 Ft		3 Pc Ensuite, Overlook Water, W/I Closet
Other	Lower	2.69 M X 5.5 M	8.10 Ft x 18.01 Ft		
Utility Room	Lower	3.27 M X 3.08 M	10.09 Ft x 10.01 Ft		
Bathroom	Ground			4	
Bathroom	Upper			3	
Bathroom	Lower			3	