

# 165 Springhome Road, Oro-Medonte, Ontario L0L 1T0

Listing

**165 Springhome Rd Oro-Medonte**

**Active / Residential Freehold / Detached**

**MLS® #: S5396745**

**List Price: \$949,900**

**Price Decrease**



## Simcoe/Oro-Medonte/Rural Oro-Medonte

Tax Amt/Yr: **\$2,983.00/2021** Transaction: **Sale**  
 SPIS: **No** DOM: **20**  
 Legal Desc: **Lt 77 Pl 1291 Oro; Oro-Medonte**

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Style: **Bungalow Raised** Rooms Rooms+: **5+3**  
 Fractional Ownership: **No** BR BR+: **4(2+2)**  
 Assignment: **No** Baths (F+H): **2(2+0)**  
 Link: **No** SF Range: **1100-1500**  
 Stories: **No** SF Source: **No**  
 Lot Irreg: **70 X 306 X 85X 340** Lot Acres: **0.50 - 1.99**  
 Ft  
 Lot Front: **70.00** Fronting On: **S**  
 Lot Depth: **306.00**  
 Lot Size Code: **Feet**  
 Zoning: **Residential**  
 Dir/Cross St: **Hwy11/Lne9S/Right On Lakeshore**

Seller: **Ursula Renate Mackay & Kenneth Alexander Mackay**  
 Recent: **10/28/2021 : DOWN : \$985,000->\$949,900**

PIN #: **740320011** ARN #: **43460100097640** Contact After Exp: **No**  
 Holdover: **30** Occupancy: **Owner**  
 Possession: **Tba** Possession Date:

Kitch Kitch + **1 (1+0)** Exterior: **Vinyl Siding** Water: **Well**  
 Fam Rm: **No** Drive: **Pvt Double** Water Inc: **Drilled Well**  
 Basement: **Yes/Finished, Full** Gar/Gar Spcs: **Attached Garage/2.0** Sewers: **Septics**  
 Fireplace/Stv: **No** Drive Pk Spcs: **9.00** Special Desig: **Unknown**  
 Heat: **Forced Air, Gas** Tot Pk Spcs: **11.00**  
 A/C: **Yes/Central Air** Pool: **None**  
 Apx Age: **16-30**  
 Property Feat: **Beach, Lake/Pond, Park, Wooded/Treed**

## Remarks/Directions

Client Rmks: **Welcome To Your Next Beautiful Home\* You'll Love This Location! 5 Min. Walk To Oro's Waterfront Park/Lake Simcoe Beach Also Boat Launch. Residents/No Fee. 5 Min To "Rail Trail" Walk/Bike/Xc Ski/Snowmobile. N/S Ramp From Hwy 11. 10-15 Min.To Barrie & Orillia. This Spacious Raised Bungalow Is Lovingly Maintained & Updated (See Extras) Appliances/Win Cov/Lighting Incl. Din.Rm Reno'd. Full Dble Garage. Lg.Driveway/ Tons Of Parking. Move In Ready! 10++**

Extras: **Updates...Furnace & Ac. 2018. 2 Tier Deck W. Sitting Area & Hot Tub Area. Gas Line For Bbq & Deck Gas Fireplace. Well Filtration System & Water Softnr, Attic Insulation. Gardr.Opener/Remote. Fenced Yd./Campfire Area/ Yards Landscaped**

Broker Rmks: **Sheds In "As Is" One Is Older. Hot Water Tank Is Rented. Appliances Kitchen Fridge, Stove, Dishwasher, Window Coverings, Electric Light Fixtures, Washer, Dryer Incl. Hot Tub Negotiable. Use Sch. B & 801 With Offers. Excluded: Deck Fireplace & Bbq.**

Mortgage Comments:

## Brokerage Information

Financing: **--** Perm to Advertise: **No** Contact After Expired: **No**  
 Buyer Agency Compensation Remarks:  
 List Brokerage: **MINCOM NEW CHOICE REALTY LTD., BROKERAGE** Phone: **905-428-4557**  
 List Brkr Addr: **190 Harwood Ave S #3&5, Ajax L1S 2H6** Fax: **905-428-8869**  
 List Salesperson: **BARBARA ROUEFF, Broker** Phone: **705-733-4756**  
 Contract Date: **10/08/2021** Leased Terms:  
 Cancellation Date: **10/08/2021** Expiration Date: **12/08/2021** Original \$: **\$985,000**  
 Last Update: **10/28/2021** CB Comm: **2.5%**

**Prepared By: BARBARA ROUEFF, Broker**

**Date Prepared: 10/28/2021**

Rooms

**MLS® #: S5396745**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.19 M X 3.58 M	17.02 Ft x 11.74 Ft		Hardwood Floor, Open Concept, Picture Window
Dining Room	Main	3.91 M X 3.58 M	12.82 Ft x 11.74 Ft		Laminate
Kitchen	Main	4.88 M X 3.35 M	16.01 Ft x 10.99 Ft		Centre Island, Ceramic Floor, W/O To Deck
Bedroom	Main	3.61 M X 2.81 M	11.84 Ft x 9.21 Ft		Laminate
Bedroom	Main	2.99 M X 2.6 M	9.80 Ft x 8.53 Ft		Hardwood Floor
Bedroom	Lower	4.52 M X 3.3 M	14.82 Ft x 10.82 Ft		Above Grade Window, Double Closet, Laminate
Bedroom	Lower	4.04 M X 3.3 M	13.25 Ft x 10.82 Ft		Above Grade Window,

<b>Family Room</b>	<b>Lower</b>	<b>5.45 M X 3.53 M</b>	<b>17.88 Ft x 11.58 Ft</b>		<b>Laminate</b>
					<b>Above Grade Window,</b>
<b>Laundry</b>	<b>Lower</b>	<b>4.27 M X 3.66 M</b>	<b>14.00 Ft x 12.00 Ft</b>		<b>Laminate, Wet bar</b>
<b>Bathroom</b>	<b>Main</b>			<b>4</b>	<b>Unfinished</b>
<b>Bathroom</b>	<b>Lower</b>			<b>4</b>	

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