

# 82 LAKESHORE RD. W. ORO MEDONTE







Park just down the road. Great for kids and the doggies



3 photos below are of the public beach & boat launch at the 9th. Line. 5 min. Drive. Parking permits are currently free for residents and can be obtained from the Township office on line 7

\* Please note that the parks & boat launch may have changed slightly in appearance, since these photos were taken.







As you can see this home has been lovingly updated.

The crawl space has approx. 50" height and has plenty of storage. Access is from the outside on the driveway side of the house.

Please see listing for regular inclusions but note that many furnishings are also for sale and may be included with an acceptable offer to purchase.



**\$487,000.**



**82 Lakeshore Rd W**  
**Oro-Medonte Ontario L0L 2E0**  
 Oro-Medonte Guthrie Simcoe  
 SPIS: N Taxes: \$1,884.32 / 2020

Detached Front On: N Rms: 4  
 Link: N Acre: Bedrooms: 2  
 Bungalow Washrooms: 1  
 1x4xMain  
 Lot: 100 x 150 Feet Irreg:  
 Dir/Cross St: Line 7 South/Lakeshore Rd West

MLS#: S4952165 Contract Date: 10/13/2020 PIN#: 585580138

Possession Remarks: Tba

Kitchens: 1  
 Fam Rm: N  
 Basement: Crawl Space / Sep Entrance  
 Fireplace/Stv: Y  
 Heat: Forced Air / Gas  
 A/C: None  
 Central Vac:  
 Apx Age:  
 Apx Sqft:  
 Assessment:  
 POTL:  
 POTL Mo Fee:  
 Elevator/Lift:  
 Laundry Lev: Main  
 Phys Hdcap-Eqp:

Exterior: Vinyl Siding  
 Drive: Private  
 Gar/Gar Spcs: None / 0.0  
 Drive Park Spcs: 6  
 Tot Prk Spcs: 6.0  
 UFFI:  
 Pool: None  
 Energy Cert:  
 Cert Level:  
 GreenPIS:  
 Prop Feat:

Zoning:  
 Cable TV:  
 Hydro:  
 Gas:  
 Phone:  
 Water: Well  
 Water Supply:  
 Sewer: Septic  
 Spec Desig: Unknown  
 Farm/Agr:  
 Waterfront:  
 Retirement:  
 Oth Struct:

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	22.14	x 11.09	Combined W/Dining Laminate Gas Fireplace
2	Kitchen	Main	10.00	x 9.25	Laminate
3	Master	Main	10.86	x 9.12	
4	2nd Br	Main	9.12	x 8.00	
5	Laundry	Main			
6	Bathroom	Main			4 Pc Bath
7	Other	Main			Closet

**Client Remks:** Must See All Season Home Or Cottage If Preferred. Large 100X150' Lot With Beautiful Gardens (Many Perennials) Across Street From Lake Simcoe Waterfront, With Several Public Access Points Within A Short Walk Including Shelswell Park With Picnic Area, Playground & Basketball/Hockey Rink. 15Min. To Barrie Or Orillia. Many Updates Include Vinyl Siding, Deck, Windows, Sliding Door, Kitchen Cupboards, Granite Counter, Laminate Floors, Paint & Decor. Show 10++

**Extras:** Fridge, Stove, Dishwasher, Range Hood, Washer, Dryer, Many Furnishings Negotiable. Crawl Space Height Is Approx. 50" With Exterior Access. Plenty Of Storage. (Shelving Included In Crawl Space & Shed) Drilled Well (Details Available )

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

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Commission  
**2.5%**  
 if listed & sold  
 by MIE

**\*\*Please note the well is drilled and is located off the side deck inside the cement casing (from the previous dug well) The Septic is located in the front yard.**

82 Lakeshore Rd W, Oro Station, ON

Main Floor Total Exterior Area 664 sq ft  
Total Interior Area 603 sq ft



0 3 6 ft

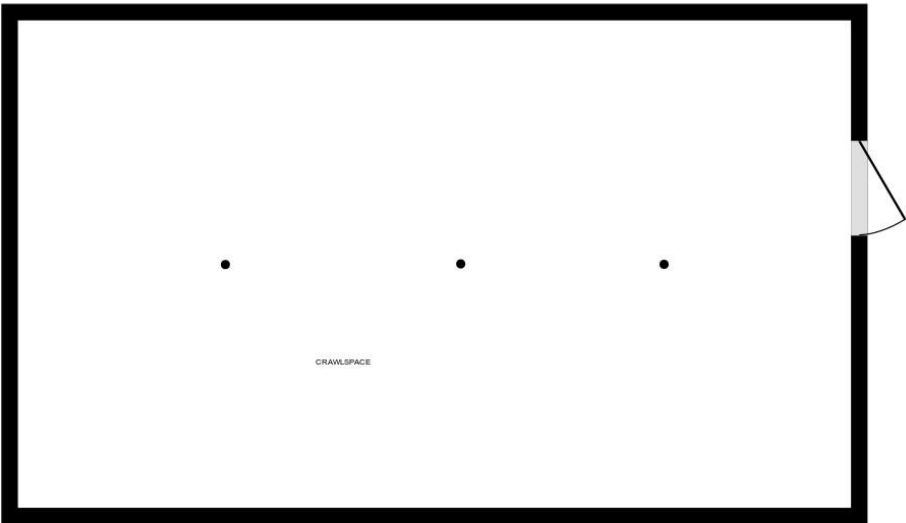
PREPARED: Oct 2020



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Crawl space Total Exterior Area 57 sq ft



0 3 6 ft

PREPARED: Oct 2020



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