



22 Morgan Dr **List: \$1,599,900 For: Sale**
Oro-Medonte Ontario L0K 1E0
 Oro-Medonte Horseshoe Valley Simcoe
Taxes: \$5,886.27/2020 **SPIS: N** **Last Status: TER**
 Lot 30, Plan 51M1113 "Together With An Undivided DOM: 47
 C

Detached **Front On: E** **Rms: 12 + 3**
Link: N **Acre: .50-1.99** **Bedrooms: 3 + 2**
 Bungalow **99 x 246 Feet** **Washrooms: 4**
Irreg: 1x5xGround, 1x3xBsmt,
 1x3xGround, 1x2xGround

Dir/Cross St: Horeshoe Valley Rd / Line 9 N

MLS#: S4977841 **Sellers:** Margaret Papageorge **Contact After Exp: N**
Holdover: 30 **Possession:** **Rmrks: Tbd** **Occup: Owner**
PIN#: **ARN#:**
Additional PIN#:

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: Assessment: POTL: Y POTL Mo Fee: 97.6 Elevator/Lift: Laundry Lev: Main Phys Hdcp-Eqp:	Exterior: Board/Batten / Stone Drive: Private Gar/Gar Pk Spcs: Detached / 3 Drive Pk Spcs: 10 Tot Pk Spcs: 13 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Clear View, Family Room, Fireplace/Stove, Lake/Pond, Park, School Bus Route, Skiing, Wooded/Treed	Zoning: Cable TV: Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply: Comm Well Sewer: Septic Spec Desig: Farm/Agr: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.68	x 14.01	Stainless Steel Appl	Quartz Counter	O/Looks Backyard
2	Family	Main	16.5	x 16.8	Gas Fireplace	Coffered Ceiling	O/Looks Frontyard
3	Living	Main	16.5	x 21	Combined W/Dining	W/O To Patio	O/Looks Backyard
4	Dining	Main	16.5	x 21	Combined W/Living	Vaulted Ceiling	O/Looks Backyard
5	Laundry	Main	10.99	x 7.97	Ceramic Floor	W/O To Patio	B/I Shelves
6	Br	Main	14.27	x 13.98	5 Pc Ensuite	Coffered Ceiling	W/O To Patio
7	2nd Br	Main	12.5	x 11.98	Hardwood Floor	Double Closet	
8	3rd Br	Main	13.09	x 9.12	Hardwood Floor	Double Closet	
9	Great Rm	Lower	36.09	x 15.98	Gas Fireplace	Wet Bar	Above Grade Window
10	Br	Lower	15.98	x 12.99	Laminate	Closet	Above Grade Window
11	2nd Br	Lower	15.98	x 12.99	Laminate	Closet	Above Grade Window
12	Study	Lower	7.97	x 5.97	B/I Desk	Combined W/Family	Combined W/Rec

Client Remks: Welcome To Braestone Estates- Belgian Model 3+2 Br Completely Customized.3,700Sq/Ft+ Finished Space With Plenty Of Room For Entertaining. Views Overlooking The Ridge For Miles. Enjoy The Incredible Sunsets While Entertaining On The Oversized Patio On This Premium 1Of A Kind Lot. Levelled Yard W Ample Room For Your Infinity Pool. Bell Fibe High Speed Connects The Entire Home.This Is The Perfect Home For Those Who Appreciate A Well Designed Functional Home.

Extras: Extras: S/S Fridge(2) S/S Gas Range/Stove S/S Dishwasher(2) Washer & Dryer, All Light Fixtures, All Window Coverings, Security System Including Security Camera & Ring Doorbell, Irrigation System, Water Softener System, Pergola/Lounge Chairs

Inclusions:
Exclusions:
Rental Items:

Brkage Remks: Please Use All Covid Safety Protocols, Use Hand Sanitizer And Wear Masks & Disposable Gloves Inside The Home. Braestone Has A Condo Common Elements Component. Thank You For Showing. Please See Geo Warehouse For A Complete Legal Description.

ELLCOTT REALTY INC., BROKERAGE **Ph:** 416-203-7447 **Fax:** 416-203-0633

TELLY PAPAGEORGE, Salesperson 647-975-9114

Contract Date: 11/03/2020	Condition:	Ad: Y
Expiry Date: 02/02/2021	Cond Expiry:	Escape:
Last Update: 12/21/2020	CB Comm: 2.5%	Original: \$1,599,900





