

Property Member Full (NEW)

5 MOONSTONE Road W, Oro-Medonte, Ontario L0K 1E0

Simcoe County / Oro-Medonte / OR58 - Moonstone
Land / Freehold/None
/ Residential /



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
		0		
Garage	Driveway	Total	AG Range:	AG Source:

Closed
MLS@: 40240494
List Price: \$359,000.00
Sale Price: \$318,000.00
DOM/CDOM: 132 / 132

Recent:
Seller: [Get from GeoWarehouse](#)
ARN/PIN: 434602000502800 / 585230038
Legal: PT LT 15 CON 7 MEDONTE AS IN RO1124919; ORO-MEDONTE

Directions to Property: Moonstone Rd W/Line 7 N
Cross Street:

Lot Front:	204 ft	Water Body:	--	Const Mats:	--
Lot Depth:	170 ft	Water Type:	--	Approx Age:	--
Lot Shape:	Square	Waterfront:	No	Year/Src:	--
Lot Size Area:	0.79/Acres	Water Frnt Ft:	--	Foundation:	--
Lot Size Src:	--	Sewer:	Other	Basement Type:	--
Acres Range:	0.50-1.99	Water Src:	Other	Basement Fin:	--
Topography:	--	Water Trmnt:	--	Roof/Replaced:	--
Fronting On:	South	Well Testing:	--	Garage:	--
Location:	Rural	Well Depth:	--	Winterized:	--
Zoning:	LC	Pool:	--	Survey:	None/
UFFI:	--				

REALTOR Remarks: Please Attach Schedule B To All Offers. 24 Hr Irrevocable Requested.
Showing Remarks: TLBO

.Additional Property Information.

Area Influences: Major Highway, Park, Quiet Area, Schools, Skiing
Services: Natural Gas, Street Lights
Lot Irregularities: Approx As Per Geo

.Inclusions / Exclusions / Additional.

Inclusions: --
Exclusions: --

.School Information.

School District: Simcoe County District School Board, Simcoe Muskoka Catholic District School Board

.Listing Information.

List Date:	04/13/2022	Financing:	Confidential thru LA	Original List Price:	\$359,000
Expiration Date:		Assign. of Listing:		Tax Amt/Yr:	\$2,842.42/2020
Deposit:	TBD	HST App to Sale:		Assessment:	178,000/2021
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Immediate	SPIS:		Special Agreement:	No
Holdover Days:	60	IBTA:	Yes	Sign on Property:	
Pending Date:	08/23/2022	Close Date:	09/16/2022		

Buyer Agency Compensation: 2.5% + HST
Offer Remarks: Offers accepted anytime. 24 hour irrev req. Attach Sched B.

.Showing Information.

Showing Req: TLBO (List Brokerage) **Lockbox Type:** **Lockbox Pin:**
Showings: **Lockbox Location:**

.Listing Agent & Brokerage Information.

List Brokerage:	Re/Max Hallmark Peggy Hill Group Realty Brokerage	T: 705-739-4455	F:
List Salesperson:	Peggy Hill, Broker E: peggy@peggyhill.com	T: 705-739-4455	C: 705-739-4455
List Brokerage 2:	Re/Max Hallmark Peggy Hill Group Realty Brokerage	T: 705-739-4455	F:
List Salesperson 2:	Laura Slater, Salesperson E: laura@peggyhill.com	T: 705-718-7817	C: 705-718-7817

.Buyer Agent & Brokerage Information.

Buyer Brokerage:	Re/Max Hallmark Peggy Hill Group Realty Brokerage	T: 705-739-4455
Buyer Salesperson:	Peggy Hill, Broker	T: 705-739-4455
Buyer Brokerage 2:	Re/Max Hallmark Peggy Hill Group Realty Brokerage	T: 705-739-4455

Public Remarks: BUILD THE BUSINESS OF YOUR DREAMS ON THIS 0.79 ACRE CORNER LOT! A rare commercial opportunity awaits with this vacant 0.79-acre corner lot! Endless possibilities are presented with this 204 x 170 ft private lot located in a tranquil setting, zoned local commercial. Build an office, art gallery, workshop, medical clinic, repair shop, restaurant, etc. - the choice is yours! Situated in a great location just a 5-minute drive to Highway 400 and close to Mt. St. Louis Moonstone, Ramey Park, and Moonstone Elementary School. Centrally located, a 20-minute drive to Barrie, a 15-minute drive to Orillia and a 25-minute drive to Midland. Hydro and natural gas are available at the lot line.

Confidential for REALTORS® Only

Source Board: Barrie and District Association of REALTORS®

Prepared By: Darby Hiles, Broker

Date Prepared: 10/04/2022

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by itsorealestate.com. All rights reserved.

MLS® #: 40240494



Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.