

Property Member Full (NEW)

5566 LINE 7 NORTH, Coldwater, Ontario L0L 2X0

Simcoe County / Oro-Medonte / OR58 - Moonstone
Residential / Freehold/None
2 Storey / House / Detached



Active
MLS®: 40316533
List Price: \$659,500.00
DOM/CDOM: [26](#) / [26](#)



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
2	1			1,400
1	1	1		
3	2	1	0	1,400
Garage	Driveway	Total	AG Range:	1001 to 1500
0.0	10.0	10	AG Source:	Owner

Recent: **10/01/2022 : Price Decrease : \$667,900->\$659,500**
Seller: FITZPATRICK, ALICIA MARIE GAELE; FITZPATRICK, GORDON GENE
ARN/PIN: 434602000503200 / 585230041
Legal: PT LT 14 CON 7 MEDONTE AS IN RO1421730, T/W RO1198604 & RO1198605; ORO-MEDONTE

Directions to Property: Mt St Louis Rd To Line 7 Or Moonstone Rd To Line 7
Cross Street:

Lot Front:	214 ft	Water Body:	--	Const Mats:	Aluminum Siding
Lot Depth:	198 ft	Water Type:	--	Approx Age:	100+ Years
Lot Shape:	--	Waterfront:	No	Year/Src:	--
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	Block, Stone
Lot Size Src:	--	Sewer:	Septic	Basement Type:	Full Basement
Acres Range:	0.50-1.99	Water Src:	Drilled Well	Basement Fin:	Unfinished
Topography:	--	Water Trmnt:	--	Roof/Replaced:	Asphalt Shingle/2014
Fronting On:	West	Well Testing:	--	Garage:	--
Location:	Rural	Well Depth:	--	Winterized:	--
Zoning:	AG/Ru	Pool:	--	Survey:	None/
UFFI:	--				

REALTOR Remarks: Please contact listing agents for exclusions. **please note depending on offer price, seller may be willing to finish some cosmetic projects.

Showing Remarks: Through BrokerBay

.Additional Property Information.

Driveway Parking: Private Drive Single Wide
Interior Features: Ceiling Fans
Basement Features: Walk-Up
Laundry Features: In Kitchen
Area Influences: Golf, Major Highway, Quiet Area, Skiing
Other Structures: Shed, Storage

.Inclusions / Exclusions / Additional.

Inclusions: Dishwasher, Refrigerator, Stove, Window Coverings // 2019 Tractor included in Purchase Price
Exclusions: Washer and Dryer
Heating: Combo Furnace, Oil
Furnace Age: 2014
Cooling: Window Unit
Plumbing Age:

.Listing Information.

List Date:	09/08/2022	Financing:		Original List Price:	\$695,000
Expiration Date:		Assign. of Listing:		Tax Amt/Yr:	\$2,037.00/2021
Deposit:	flexible	HST App to Sale:		Assessment:	223,000/2022
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Flexible	SPIS:		Special Agreement:	No
Holdover Days:		IBTA:	No	Sign on Property:	
Occupant Type:	Owner			Environ. Audit:	

Buyer Agency Compensation: 2.5%

.Showing Information.

Showing Req: Showing System
Showing:
Lockbox Type: Masterlock
Lockbox Location:
Lockbox Pin:

.Listing Agent & Brokerage Information.

List Brokerage:	RE/MAX Crosstown Realty Inc. Brokerage	T:705-739-1000	F:
List Salesperson:	Paul Kindy, Salesperson	T:705-739-1000	C:705-734-8065
List Brokerage 2:	RE/MAX Crosstown Realty Inc. Brokerage	T:705-739-1000	F:
List Salesperson 2:	Mary Rawes, Salesperson	T:705-790-4753	C:705-790-4753

Public Remarks: Forest Bathe here in your perfectly private home nestled up to Mount St Louis Ski Resort. This home is completely surrounded by forests with 1 acre of cleared land for outside entertaining space. Approx: 1500 finished sq ft, with 3 beds, 2 full baths,

separate entry into unfinished basement which would be great for workshop/gym, office. Upgrades include: 2 bathrooms, refinished kitchen, shingles (2014), newer windows (2018), combo napoleon furnace (2018), new electrical panel (2015). The upstairs bathroom features a hidden cabinet. Out buildings include a pretty bunkie, a 40 x 15 workshop (with electrical hook-up for welder), 40' shipping container, chicken coop, firepit and entry into 3 trails. Easy access to Hwy 400 and only 20 minutes to Barrie. **please note depending on offer price, seller may be willing to finish some cosmetic projects.

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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
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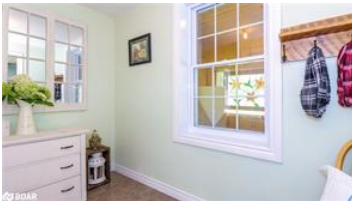
MLS®#: 40316533



2 decks (front & back)

Aerial View - complete privacy

Stunning foyer room keeps entry way tidy



view to outside enclosed mud room

Character and charm

Spacious Living room with gorgeous floors



Updated light fixtures and pot lights

custom character cieling

Dining space



refreshed kitchen

Nice kitchen

3 main floor entrances



Easy access for bbq

Main floor full bathroom

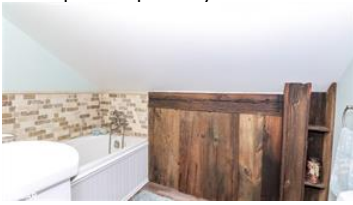
main level bedroom/den/office



Upstairs primary bedroom



2nd bedroom upstairs



custom 2nd level full bathroom



Garden/coop beside bunkie



the bunkie is soo cute



approx 40 x 15 shop/garage



trail #1



trail #2



trail #3



enjoy your backyard



Family Fun



Family Fun



enclosed mud room for dirty outdoor clothing.



Peace and Serenity

Mount St. Louis Ski Resort is your neighbour

Book your showing