



3 MORGAN Dr **List: \$1,585,000 For: Sale**
Oro-Medonte Ontario L0K 1E0
 Oro-Medonte Rural Oro-Medonte Simcoe
SPIS: N **Taxes: \$7,016/2024** **DOM: 37**
 Detached **Front On: E** **Rms: 8 + 4**
Link: N **Acre: .50-1.99** **Bedrooms: 2 + 2**
 Bungalow **Washrooms: 3**
 1x3xBsmt, 1x5, 1x4
Lot: 244.03 x 244.41 Acres Irreg: irregular
Dir/Cross St: Horseshow Valley Rd to Line 9 to Georgian Grande D

MLS#: S12006151 **PIN#: 585320162**
Possession Date: 06/30/2025 Possession Remarks: TBA

Kitchens: 1 + 0	Exterior: Other	Zoning: R1*75
Fam Rm: Y	Drive: Pvt Double	Cable TV:
Basement: Finished / W/O	Gar/Gar Spcs: Detached / 3	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 9	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 12	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: N	Pool: None	Water Supply:
Apx Age: 6-15	Energy Cert:	Sewer: Septic
Apx Sqft: 2000-2500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Family Room, Fireplace/Stove, Golf, Grnbelt/Conserv, Lake/Pond, Rolling, School Bus Route, Skiing	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift: N		Oth Struct:
Laundry Lev: Main		
Phys Hdcap-Eqp:		

Access to Property: Year Round Municipal Road **Easements/Restrict:** Subdiv Covenants

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	17.98	x 19.06	
2	Great Rm	Main	17.98	x 16.9	Cathedral Ceiling Fireplace Vaulted Ceiling
3	Laundry	Main	13.16	x 11.15	
4	Den	Main	13.81	x 9.06	
5	Br	Main	12.83	x 11.48	
6	Prim Bdrm	Main	14.73	x 13.98	Ensuite Bath Vaulted Ceiling
7	Bathroom	Main	0	0	5 Pc Ensuite
8	Rec	Bsmt	39.67	x 17.75	
9	Br	Bsmt	12.99	x 11.98	
10	Br	Bsmt	20.73	x 13.91	
11	Bathroom	Main	0	0	3 Pc Bath
12	Bathroom	Bsmt	0	0	4 Pc Bath

Client Remks: Your Dream Home Awaits at 3 Morgan Drive! Discover the beauty and tranquility of this custom-built home in the prestigious Braestone community. Perfectly situated on a premium estate lot, this exquisite residence offers breathtaking panoramic views of the rolling countryside while being just 10 minutes from Orillia and 20 minutes from Barrie providing both peace and convenience. As you arrive, a charming front porch welcomes you into a bright and inviting foyer, setting the stage for the remarkable open-concept living space beyond. This home is designed to impress, with soaring ceilings and expansive windows that flood the interior with natural light. A floor-to-ceiling stone wood-burning fireplace adds warmth and a cozy, elegant ambiance. The chef's kitchen is a masterpiece, featuring a gas range, granite countertops, ample storage with pots and pans drawers, display cabinetry, and undermount lighting. The large island is ideal for entertaining, while a dedicated coffee station and appliance garage enhance convenience and organization. Throughout the home, you'll find luxurious finishes, including marble and hardwood flooring, stainless steel appliances, glass railings, and a state-of-the-art home monitoring and sound system. Step outside to the meticulously landscaped grounds, complete with an irrigation system and tinted windows for added privacy. The detached triple-car garage is another fantastic bonus! Designed for versatility, this home is perfect for families, empty nesters, multi-generational living, or investors. The fully finished basement with a separate entrance provides additional space and flexibility. Living in Braestone means close proximity to the Braestone Club Golf Course and enjoying exclusive community amenities including tobogganing hills, scenic trails, horseback riding, Nordic skiing, "The Farm," the charming "Sugar Shack," plus more. This is more than a home it's a lifestyle; come and enjoy your own piece of paradise in this highly sought-after community!

Extras:
Listing Contracted With: ROYAL LEPAGE FIRST CONTACT REALTY **Ph: 705-728-8800**







