



17 Clydesdale Crt **List: \$1,595,000 For: Sale**
Oro-Medonte Ontario L0K 1E0
 Oro-Medonte Rural Oro-Medonte Simcoe
SPIS: N **Taxes: \$7,028/2024** **DOM: 23**
 Detached **Front On: N** **Rms: 7 + 3**
Link: N **Acre: .50-1.99** **Bedrooms: 3 + 1**
 Bungalow-Raised **Washrooms: 4**
 1x2xMain, 1x3xMain, 1x5xMain,
 1x3xBsmt
Lot: 85.07 x 327.97 Feet Irreg:
Dir/Cross St: Thoroughbred Dr/Clydesdale Crt

MLS#: S12023072 **PIN#: 585320384**
Possession Remarks: Flexible

Kitchens: 1	Exterior: Wood	Zoning: R1-75
Fam Rm: N	Drive:	Cable TV:
Basement: Finished / Full	Gar/Gar Spcs: Attached / 3	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 8	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 11	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: N	Pool: None	Water Supply:
Apx Age: 0-5	Energy Cert:	Sewer: Septic
Apx Sqft: 2000-2500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Fireplace/Stove	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev: Main		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.99	x 11.42	Eat-In Kitchen
2	Dining	Main	16.99	x 6.36	Hardwood Floor
3	Living	Main	21.82	x 20.64	Hardwood Floor
4	Laundry	Main	9.74	x 8.27	Ceramic Floor
5	Prim Bdrm	Main	15.16	x 15.09	5 Pc Ensuite
6	Br	Main	11.29	x 10.01	Hardwood Floor
7	Br	Main	11.29	x 9.91	Hardwood Floor
8	Rec	Bsmt	41.57	x 31.99	Window
9	Exercise	Bsmt	20.11	x 11.29	
10	Br	Bsmt	13.55	x 10.7	W/I Closet

Client Remks: Top 5 Reasons You Will Love This Home: 1) Stunning newly-built four bedroom, four bathroom home set on an expansive 1.028-acre lot in the highly sought-after Braestone community 2) Thoughtfully designed home boasting numerous upgrades, including additional square footage, luxurious heated flooring in the primary ensuite, a fully carpeted lower level, and top-of-the-line KitchenAid appliances, featuring a 36-inch six-burner gas stove with a convenient pot filler 3) Enjoy complete privacy on this serene lot with no rear neighbours, backing onto municipal land, offering a peaceful and natural backdrop 4) Oversized three-car garage providing ample room for parking and additional storage, perfect for vehicles and equipment 5) Ideally located near premier golf courses, both Alpine and Nordic skiing, mountain biking, and scenic trail systems, this home offers year-round enjoyment of the surrounding natural environment. 3,749 fin.sq.ft. Age 1. Visit our website for more detailed information.

Extras:
Listing Contracted With: FARIS TEAM REAL ESTATE Ph: 705-797-8485



