



2 Thoroughbred Dr **List: \$1,615,000 For: Sale**
Oro-Medonte Ontario L0K 1E0
 Oro-Medonte Rural Oro-Medonte Simcoe
SPIS: N **Taxes: \$6,849.18/2024** **DOM: 70**
 Detached **Front On: E** **Rms: 7 + 1**
Link: N **Acre: .50-1.99** **Bedrooms: 3 + 1**
 Bungalow **Washrooms: 3**
2x5xGround, 1x3x2nd
Lot: 176.89 x 217.8 Feet Irreg:
Dir/Cross St: Horseshoe Valley Rd E / Line 9 N

MLS#: S11946331 **PIN#: 585320144**
Possession Remarks: TBA

Kitchens: 1	Exterior: Other	Zoning:
Fam Rm: N	Drive: Pvt Double	Cable TV:
Basement: Unfinished	Gar/Gar Spcs: Detached / 2	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 10	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: Y	Prop Feat: Fireplace/Stove, Golf, Grnbelt/Conserv, Park, Skiing	Waterfront:
POTL Mo Fee: 103.87		Retirement:
Elevator/Lift:		Oth Struct: Aux Residences, Greenhouse
Laundry Lev: Main		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	15.49	x 23	Combined W/Dining	W/O To Patio	Hardwood Floor
2	Great Rm	Ground	16.01	x 17.49	Fireplace	Coffered Ceiling	5 Pc Bath
3	Prim Bdrm	Ground	13.48	x 12.99	5 Pc Ensuite	W/I Closet	Hardwood Floor
4	2nd Br	Ground	12.01	x 12.99	Double Closet	O/Looks Frontyard	Hardwood Floor
5	3rd Br	Ground	13.48	x 12.17	French Doors	W/O To Patio	Hardwood Floor
6	Mudroom	Ground	12.34	x 8.01	Combined W/Laundry	Wainscoting	Ceramic Floor
7	Other	Bsmt	28.51	x 52	Unfinished	Open Concept	Sauna
8	Other	Flat	11.58	x 21	3 Pc Ensuite	Combined W/Br	Walk-Up

Client Remks: Client Remarks Welcome home to Braestone in beautiful Oro-Medonte! Approximately an hour away from Toronto and close to neighbouring Barrie & Orillia, this unique community offers a different paced lifestyle & many remarkable amenities to experience. Located on just over an acre, this stunning bungalow with finished coach house is meticulously crafted. Step inside to discover a thoughtfully designed interior that seamlessly blends modern comforts with timeless elegance. Indulge your green thumb in the greenhouse and garden boxes, complete with irrigation for hassle-free gardening. An invisible dog fence ensures your pets can roam freely in a safe environment. The back patio pergola provides the ideal spot for alfresco dining or simply basking in the beauty of nature. With an unfinished basement awaiting your personal touch, the possibilities for customization are endless. Whether you envision a cozy home theatre, a home gym, or a playroom for the little ones, this space offers the canvas for your dreams to come to life. The Coach House over the garage boasts upgraded fixtures and a full bathroom, offering versatility and convenience for guests or additional living space. Braestone is more than a friendly neighbourhood, it is a way of life & a place to make memories. ****EXTRAS**** Braestone amenities include: The Farm, the pond, walking trails, Nordic skiing, orchard & berry picking, maple sugar tapping, tobogganing, stargazing, skating on the pond, baseball, artisan farming & so much more.

Extras:
Listing Contracted With: KELLER WILLIAMS REALTY CENTRES Ph: 905-726-8558





