

22 Thoroughbred Drive, Oro-Medonte L0K 1E0

Highlights:

- Braestone property completed May 2018.
- Property is ~1 acre with frontage of 265'.
- Model is a 2-bedroom Thoroughbred with 1,770 square feet on main floor and finished basement with similar square feet. Outdoor living area adds another 300 square feet.
- Subsequent to initial build, the following areas were added:
 - Basement completed with two bedrooms, office, large entertainment area and wet bar, as well as two 3-piece bathrooms. Basement heated with linear gas fireplace and forced-air gas. Work performed with building permits.
 - Outdoor living area (~15' x 20') with wood-burning Napoleon fireplace completed with field stone (Stone Selex product). WETT inspection certificate available. Building permits used. Area built with high degree of glass to provide excellent sunset views, with sliding glass doors to dining area.
 - Area outside of outdoor living area is paver stones with area for outdoor dining, barbeque and stone waterfall feature. A courtyard area finishes off the area between the garage and utility building.
 - A large utility building (~30' x 40') is located behind the house and has two sections: section 1 has a bunky with deck area (used for storage in winter) and section 2 is for the riding lawn mower and storage.
- Other notable features:
 - Gourmet kitchen with open architecture to dining area and family room with floor to ceiling gas Napoleon fireplace. Appliances include Thermador stove, Samsung Fridge, Bosch dishwasher and Bosch microwave.
 - Master bedroom has spa-like ensuite with large shower and stone tub.
 - Wood floors through-out main floor with no carpets.
 - Large laundry room / mud room with LG full-size stackable washer/dryer and door to outdoor living area and garage.
 - Garage is 23' x 23' with workshop area and ample storage.
 - Driveway is asphalt and is ~20' x 75' with paver-stone borders, linking to paver-stone walkway that wraps around the garage to courtyard behind garage.
 - Lawns have been manicured over time and use in-ground sprinkler system. Trees were planted in 2021 with variety such as blue spruce, birch and pine.
 - Flower gardens surround the house with watering system linked to sprinkler system.
- Attached documents:
 - Views of front, back and sides of house at the time the house was built.
 - Floor plan of main floor and basement before changes were made, as described above.