



7 Cleveland Crt **List: \$1,879,900 For: Sale**
Oro-Medonte Ontario L0K 1E0
 Oro-Medonte Rural Oro-Medonte Simcoe
SPIS: N **Taxes: \$7,035.68/2023** **DOM: 153**
 Detached **Front On: E** **Rms: 11 + 5**
Link: N **Acre:** **Bedrooms: 2 + 3**
 Bungalow **Washrooms: 4**
 1x2xMain, 1x4xMain, 1x5xMain,
 1x4xLower
Lot: 103.67 x 433.87 Feet Irreg: Irregular 103.67x433.87x117.86x432.41
Dir/Cross St: Georgian Grande Dr - Oldenburg

MLS#: S10411753 **PIN#: 585320312**
Possession Remarks: Flexible

Kitchens: 1	Exterior: Other / Stone	Zoning: R1
Fam Rm: Y	Drive:	Cable TV: Y
Basement: Finished / Sep Entrance	Gar/Gar Spcs: Attached / 3	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 6	Gas: Y
Heat: Forced Air / Gas	Tot Prk Spcs: 9	Phone: Y
A/C: Central Air	UFFI: No	Water: Municipal
Central Vac: Y	Pool: None	Water Supply:
Apx Age: 0-5	Energy Cert:	Sewer: Septic
Apx Sqft: 3500-5000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Central Vacuum, Cul De Sac, Family Room, Fireplace/Stove, Golf, Grnbelt/Conserv, Other, Skiing	Waterfront: None
POTL Mo Fee:		Retirement: N
Elevator/Lift: N		Oth Struct:
Laundry Lev: Main		
Phys Hdcap-Eqp:		

Topography: Wooded/Treed
Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Great Rm	Main	16.31	x 16.31	B/I Shelves Fireplace
2	Foyer	Main	9.51	x 11.09	Hardwood Floor
3	Kitchen	Main	15.39	x 13.19	Backsplash Centre Island
4	Dining	Main	15.39	x 9.97	Hardwood Floor
5	Br	Main	10.99	x 12.99	Hardwood Floor
6	Powder Rm	Main	5.09	x 5.38	2 Pc Bath
7	Br	Main	10.99	x 17.19	4 Pc Ensuite
8	Bathroom	Main	8.5	x 11.12	4 Pc Ensuite
9	Prim Bdrm	Main	13.62	x 16.6	5 Pc Ensuite W/O To Porch
10	Laundry	Main	9.09	x 11.91	Access To Garage
11	Bathroom	Main	0	0	5 Pc Ensuite
12	Games	Bsmt	32.61	x 15.12	Access To Garage

Client Remks: Experience the Braestone lifestyle in Oro-Medonte's premiere award-winning country estate community. This stunning 5-bedroom, 4-bathroom home is located on a cul de sac lot and features over 3800 finished sq. ft. Upgrades include, Dual Zone Napoleon Furnace, Granite counter tops, Custom built concrete sinks, Expansive Chef's kitchen with top of the line 'Monogram' appliances, Designer Chandelier Lights, Steam Shower and free-standing Tub in Main Ensuite Bath, Integrated 18KW Generac Generator, Security cameras, Heated 3 Car Garage with Epoxy Floors, Separate entrance to Basement and so much more... Experience Farm to Table with full access to Braestone Farm for Fruits and Vegetables and access to Horses, skating on the pond, baseball, Christmas trees, and a sugar shack. Also, only minutes away, you have Horseshoe Valley Resort and Vetta Spa. Experience refined country living at its best, don't miss out, be a part of this unique community in this one-of-a-kind home, you deserve it! ****EXTRAS**** Natural Gas generator, Security cameras, Sprinkler system, Permanent Holiday Lighting

Extras:
Listing Contracted With: CENTURY 21 B.J. ROTH REALTY LTD. **Ph:** 705-721-9111

Prepared By: DARBY HILES

SUTTON GROUP INCENTIVE REALTY INC., BROKERAGE
7 Cleveland Crt, Oro-Medonte L0K 1E0

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