



12 Thoroughbred Dr **List: \$1,685,000 For: Sale**
Oro-Medonte Ontario L0K 1E0
 Oro-Medonte Rural Oro-Medonte Simcoe
SPIS: N **Taxes: \$8,414/2024** **DOM: 39**
 Detached **Front On: W** **Rms: 9 + 4**
Link: N **Acre: .50-1.99** **Bedrooms: 4 + 2**
 Bungalow **Washrooms: 5**
 1x5xMain, 2x3xMain, 1x4x2nd,
 1x3xBsmt
Lot: 246.82 x 290 Feet Irreg: 200.77'x290'x230.48'x16.23'x64.48'x216.9
Dir/Cross St: Line 9 North and Horseshoe Valley Road

MLS#: S12002507 **PIN#: 585320244**
Assignment: N
Possession Remarks: Flexible

Kitchens: 1	Exterior: Other / Stone	Zoning: Residential
Fam Rm: N	Drive:	Cable TV:
Basement: Finished / Full	Gar/Gar Spcs: Detached / 3	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 7	Gas: Y
Heat: Forced Air / Gas	Tot Prk Spcs: 10	Phone: Y
A/C: Central Air	UFFI: No	Water: Municipal
Central Vac: N	Pool: None	Water Supply:
Apx Age: 6-15	Energy Cert:	Sewer: Septic
Apx Sqft: 3000-3500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL: N	Prop Feat:	Waterfront: None
POTL Mo Fee:	Fenced Yard, Fireplace/Stove, Golf,	Retirement: N
Elevator/Lift: N	Hospital, Park, School Bus Route, Skiing	Oth Struct:
Laundry Lev: Main		
Phys Hdcap-Eqp:		

Waterfront: None **Easements/Restrict:** Subdiv Covenants

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.01	x 20.01	Centre Island	Hardwood Floor	Open Concept
2	Dining	Main	12.01	x 20.01	Hardwood Floor	French Doors	W/O To Patio
3	Living	Main	12.01	x 20.51	Gas Fireplace	Hardwood Floor	Vaulted Ceiling
4	Prim Bdrm	Main	16.99	x 12.99	5 Pc Ensuite	W/I Closet	W/O To Patio
5	2nd Br	Main	14.57	x 10.01	3 Pc Ensuite	Hardwood Floor	
6	3rd Br	Main	12.99	x 18.41	Hardwood Floor		
7	Laundry	Main	8.92	x 8.6	Tile Floor	W/O To Garage	
8	4th Br	2nd	12.99	x 13.25	Broadloom		
9	Loft	2nd	15.26	x 11.58	Broadloom	O/Looks Living	
10	Rec	Bsmt	35.01	x 19	Broadloom		
11	5th Br	Bsmt	15.58	x 15.68	Broadloom		
12	Br	Bsmt	16.34	x 14.93	Broadloom		
13	Exercise	Bsmt	14.67	x 10.99			

Client Remks: Become part of the amazing Braestone community in Oro-Medonte where neighbourliness and friendships are the cornerstone. Enjoy unparalleled amenities that provide a deeper connection with the land, ie: farm-to-table fruits and vegetables, kms of walking trails, pond skating, snowshoeing, baseball, and making maple syrup. This stunning Morgan model w/loft is situated on 1.4 acres of beautifully landscaped grounds. This home offers over 5,100 fin sq ft with 6 spacious bedrooms and 5 baths. The heart of the home has a grand open-concept design with floor-to-ceiling windows. An impressive custom stone fireplace makes for a stunning focal point. Rich-toned hardwood flows through the main level. The kitchen/dining area has granite countertops, high-end stainless appliances, and two sets of garden doors providing access to both the front and back. The primary suite is private and located at the rear of the home and has a walk-in closet, garden doors to back patio, and well appointed ensuite with double sinks, glass shower and island tub. The second bedroom, currently used as a dressing room, has an ensuite bath. The third bedroom, currently being used as an office, has access to a 3 pc bath. The private upper loft looks over the main living area and has a cozy sitting room, bedroom and 3 pc bath. An expansive lower level has a large rec room, 2 additional bedrooms, 3 pc bath and exercise room. Additional features include; full sprinkler system integrated into garden beds, gas generator, and rear perimeter fencing. Nearby, enjoy golf and dining at the Braestone Club, skiing at Mount St. Louis and Horseshoe, hiking in nearby forests, challenging biking venues and relaxation at Vetta Spa. Shopping, rec centres, restaurants and hospitals nearby. This home will not disappoint.

Extras:
Listing Contracted With: RE/MAX HALLMARK CHAY REALTY Ph: 705-722-7100





