

22 Morgan Drive

Where Timeless Design Meets Nature's Beauty

Welcome to 22 Morgan Drive - a residence that rises above in every sense of the word. Poised at the highest point of the prestigious Braestone Development, this home is more than a place to live; it's a front-row seat to nature's masterpiece. From sunrise coffee in the kitchen to sunset dinners under the pergola, each moment here is touched by light, landscape, and thoughtful design.

Crafted with an eye for timeless beauty and enduring function, this home was reimaged from the builder's original blueprint to deliver a one-of-a-kind layout that embraces natural flow. Sunlight pours through every window, tracing rhythm across wide living spaces and quiet retreats. Warmth radiates from gas fireplaces on both levels, while architectural touches like floor-to-ceiling steel bookcases and a Crittall-style glass wall add bold contrast and texture.

But it's the outdoor lifestyle that truly elevates 22 Morgan. With a 40' x 22' exposed aggregate patio, full-day sun, and gardens of hydrangea, lavender, and tall grasses, the backyard invites you to unplug and reconnect - whether it's summer evenings under the custom pergola or peaceful mornings soaking in the view.

This is where design, light, and landscape converge - an irreplaceable opportunity for those who appreciate beauty, flow, and architectural soul.

Key Features & Finishes

Outdoor Living & Landscape

- - Unobstructed panoramic views from front and back
- - 40' x 22' custom concrete patio with exposed aggregate
- - Custom pergola system for dining under the sunset
- - Full sun exposure most of the day
- - Lush landscaping with hydrangeas, lavender & tall grasses
- - Full lawn irrigation system for effortless garden care
- - Interlock pathway from garage side entry to side yard for seamless access
- - Paved driveway, exterior pot lights
- - 3-car garage with openers
- - James Hardie board and batten siding + straight edge shakes
- - 22kW Generac generator for uninterrupted living

Interior Architecture & Flow

- - Customized layout reimagined from builder plan
- - Exceptional natural light and timeless design language ●
- Gas fireplaces on both levels
- - Floor-to-ceiling steel architectural bookcases
- - LED pot lights throughout
- - Primary suite with spa-inspired ensuite and walk-through wardrobe

Kitchens, Lower Level & Versatility

- - Chef's kitchens on main and lower levels
- - Oversized kitchen islands and quality cabinetry
- - Crittall-style steel and glass flex room divider
- - 2 additional bedrooms and oversized glass shower in lower level
- - Full laundry and walk-up access - ideal for guests or in-laws

Everyday Comforts

- - Central vacuum system
- - UV water filtration system
- - Mudroom with custom built-ins and rear walkout
- - Side entrance to lower level for added privacy
- - Smart-ready infrastructure throughout

Upgrades

Upgrades via Builder:

- LOT PREMIUM
- 3 CAR GARAGE WITH STONE PILLAR
- ONE NINE FOOT GARAGE DOOR ON MIDDLE BAY
- ADD TWO GARAGE WINDOWS
- FLOOR PLAN MODIFICATIONS: Increased Square Footage / Primary Bedroom / Ensuite
- TRIPLE WINDOW IN KITCHEN (Upgraded from Standard Double)
- REMOVAL OF TWO POST WALLS IN KITCHEN & GREAT ROOM AREA
- EXTENDED VAULT CEILING FROM BASE PLAN
- MODIFIED ENSUITE FOR LARGER SHOWER
- MIROLIN BROOKE FREESTANDING TUB IN MASTER
- SIDELIGHTS ON ONE SET OF GARDEN DOORS (KITCHEN)
- REPLACED TUB IN MAIN BATHROOM WITH APPROX. 48 X 34 GLASS SHOWER
- COFFERED CEILING IN MASTER BEDROOM
- FULL SIZE WINDOW IN LIEU OF SMALLER DOUBLE BATHROOM WINDOW
- ADDITIONAL SIDE ENTRY DOOR
- BASEMENT STAIR RELOCATION
- UPGRADED FOUR LOWER-LEVEL BASEMENT WINDOWS TO 3 X 6
- ROUGH-IN FOR WET BAR (2 LOCATIONS)
- ARCHITECTURAL DESIGN FEES
- NAPOLEON 42" FIREPLACE MODEL B42 IN GREAT ROOM (UPGRADE)
- FIREPLACE VENTING CHANGE (Due to Stair Relocation)
- FRAMING UPGRADE IN TWO LOCATIONS FOR ELECTRICAL FIREPLACES
- ADDITION OF 3 GAS LINES (Stove, Dryer, BBQ)

Lot Premium \$175

Builder upgrades cost \$225

Benjamin Moore paint throughout: Chantilly lace

Owner Upgrades:

Custom metal book cases waiting for a price

Glass room divider waiting for a price

Soft close cabinetry

Generator \$22

Patio and Pergola \$35

Originally 2 car garage the extra garage was \$21k

TOTAL \$478k

Pricing Rationale for 22 Morgan Drive, Oro-Medonte

Listed at \$1,979,000

We are proud to present 22 Morgan Drive — a residence that redefines luxury living within the Braestone community. This is not simply a home, but a complete lifestyle offering. It combines architectural vision, exceptional execution, and a natural setting that is simply beyond compare.

Design Matters

Unlike builder-standard models that prioritize square footage over flow, 22 Morgan Drive has been intentionally reimagined to create balance, harmony, and effortless transitions. The result is a space that not only functions beautifully but feels emotionally elevated — every room bathed in natural light, every detail considered.

The home includes:

- A custom steel and glass Crittall-style divider creating a flexible lower-level space ideal for a gym, office, or creative studio
- Chef-inspired kitchens on both levels, complete with oversized islands
- A walk-through wardrobe system in the primary suite — enhancing daily experience
- Architectural floor-to-ceiling metal bookcases — a refined statement rarely found in residential settings

The Lot: Irreplaceable

Perched at one of the highest elevations in Braestone, this home enjoys uninterrupted views from both the front and back, and full sun exposure nearly all day. The backyard is a private sanctuary — with a 40' x 22' exposed aggregate patio, custom pergola, and lush landscaping including hydrangeas, lavender, and tall grasses.

What must be clearly understood is this: there is no other lot like this in the community. Should a similar lot ever become available, attempting to replicate this home — with its layout, upgrades, and execution — would not only be cost-prohibitive but extremely difficult given the unique positioning of this lot and the custom alterations to the original floorplan. In short: this home cannot be easily recreated — and certainly not at this level of investment.

Elevated Finishes & Systems

- James Hardie board & batten and straight-edge shakes – upgraded exterior finish
- 3-car garage with openers and extra-wide paved driveway
- Quartz countertops and upgraded vanities throughout
- Two full kitchens and laundry areas
- 22kW Generac generator, central vacuum, UV water filtration system
- Architectural lighting inside and out

Value Through Design

There are similar base models in the community — but they lack the lot, the views, the design-forward execution, and the lifestyle that this home delivers. They do not offer the same degree of privacy, functionality, or refinement — and simply do not command the same emotional connection upon entry.

Offered at: \$1,979,000

This price reflects not only the tangible upgrades and exceptional outdoor experience, but also the irreplaceability of the setting, the design integrity, and the rare opportunity to own a home that lives and breathes quality.

22 Morgan Drive is for the discerning buyer who sees beyond the checklist — and recognizes the value in craftsmanship, context, and character.