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SUTTON GROUP INCENTIVE REALTY INC., BROKERAGE

Expired Bill Kindou [redacted] Listing

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**4 Cumberland Crt**
**Oro-Medonte Ontario L0K 1E0**
Oro-Medonte Rural Oro-Medonte Simcoe
**SPIS:** N **Taxes:** $6,179.75/2023 [redacted]

Detached
**Link:** N
Bungalow

**Front On:** N
**Acre:** .50-1.99

**Rms:** 6 + 3
**Bedrooms:** 2 + 2
**Washrooms:** 3
1x3xMain, 1x4xMain, 1x3xBsmt

**Lot:** 121.6 x 186.02 Feet **Irreg:** 229.64 x 186.02 x 121.60 x 170.94
**Dir/Cross St:** Horshoe Valley Rd and Line 9

**MLS#:** S9004122 **PIN#:** 585320167
**Possession Remarks:** TBA

| | | | | | |
|---|---|---|---|---|---|
| **Kitchens:** | 1 | **Exterior:** | Other | **Zoning:** | Residential |
| **Fam Rm:** | N | **Drive:** | Private | **Cable TV:** | Y |
| **Basement:** | Fin W/O | **Gar/Gar Spcs:** | Detached / 2 | **Hydro:** | Y |
| **Fireplace/Stv:** | Y | **Drive Park Spcs:** | 4 | **Gas:** | Y |
| **Heat:** | Forced Air / Gas | **Tot Prk Spcs:** | 6 | **Phone:** | |
| **A/C:** | Central Air | **UFFI:** | | **Water:** | Other |
| **Central Vac:** | | **Pool:** | None | **Water Supply:** | |
| **Apx Age:** | | **Energy Cert:** | | **Sewer:** | Septic |
| **Apx Sqft:** | | **Cert Level:** | | **Spec Desig:** | Unknown |
| **Assessment:** | | **GreenPIS:** | | **Farm/Agr:** | |
| **POTL:** | Y | **Prop Feat:** | Fireplace/Stove | **Waterfront:** | |
| **POTL Mo Fee:** | 103 | | | **Retirement:** | |
| **Elevator/Lift:** | | | | **Oth Struct:** | |
| **Laundry Lev:** | Main | | | | |
| **Phys Hdcap-Eqp:** | | | | | |

| # | Room | Level | Length (ft) | | Width (ft) | Description | | |
|---|---|---|---|---|---|---|---|---|
| 1 | Living | Main | 15.75 | x | 15.42 | Gas Fireplace | Large Window | Cathedral Ceiling |
| 2 | Dining | Main | 8.53 | x | 15.42 | Walk-Out | Large Window | |
| 3 | Kitchen | Main | 12.47 | x | 15.42 | Centre Island | B/I Dishwasher | Pantry |
| 4 | Prim Bdrm | Main | 13.45 | x | 16.4 | 4 Pc Ensuite | Broadloom | W/I Closet |
| 5 | 2nd Br | Main | 11.48 | x | 12.14 | Large Window | Broadloom | W/I Closet |
| 6 | Laundry | Main | 11.48 | x | 8.53 | Laundry Sink | Large Window | Walk-Out |
| 7 | Rec | Lower | 8.53 | x | 11.48 | Gas Fireplace | Large Window | Walk-Out |
| 8 | 3rd Br | Lower | 17.06 | x | 15.75 | Large Closet | Large Window | |
| 9 | 4th Br | Lower | 17.39 | x | 15.75 | Large Closet | Broadloom | Large Window |

**Client Remks:** Experience Elevated Country living in Braestone, where you can enjoy true tranquility and a more relaxed pace of life! With over 3,200 of living space this bungalow is more than just another home. It's a cozy country retreat, amidst rolling hills and year-round groomed country trails - to name but a few. Tucked in an exclusive cul-de-sac with only three other homes, enjoy unparalleled privacy and two extra-large walkout decks blurring indoor-outdoor boundaries. The lower level, a seamless extension of the main level, adds a unique touch. Upgraded windows flood the space with light, offering glimpses of the surrounding forest and occasional wildlife sightings. The layout features 2 bedrooms and 2 full bathrooms on the main floor, complemented by 2 bedrooms and 1 full bathroom downstairs. Luxury upgrades include a double-car insulated garage, fully integrated generator, irrigation system, 2 gas fireplaces, a spacious pantry, and a family-sized hot tub. Braestone isn't just a neighbourhood, it's a lifestyle, offering hobby-farming, skiing, cycling, golfing, etc. This home is your golden ticket to the Braestone lifestyle and elevated country living. *Viewings are available throughout the week and on weekends by appointment*

**Extras:** Double-car insulated garage, a full house generator, 2 gas fireplaces, a spacious pantry, over sized windows, a hot tub for ultimate relaxation. Landscaped gardens complete with armour stone and an irrigation system.

**Listing Contracted With:** [redacted]