

# \$1,708,900 - Lt 225 Friesian Court, Oro-Medonte

MLS® #40624993

**\$1,708,900**

4 Bedroom, 4.00 Bathroom, 3,263 sqft

Single Family on 0.53 Acres

OR62 - Rural Oro-Medonte, Oro-Medonte, Ontario

LAST FEW LOTS AVAILABLE IN FINAL PHASE OF BRAESTONE ESTATES IN ORO-MEDONTE. Visit us today! This home can be built and ready for possession Summer 2025. Multiple Award Winning Builder, Georgian Communities, has just 10 lots remaining in this unique and beautiful community. Enjoy 566 stunning acres with 275-acre nature preserve and kms of trails meandering through. Minimum 1/2 acre country estate lots. List price reflects standard finishes and lot premium (\$70,000). Featured here is the Oldenburg B 4 bedroom model, 3,263 sq ft 2 storey with 2 car garage. A sampling of Standard Finishes includes: Gas-burning copper coach lanterns, James Hardie Siding, Fiberglass shingles, Stone accent (model specific), Front porch w/composite decking, Dramatic open concept floorplans, 9' smooth ceilings on main, 35 Napoleon Gas fireplace in great room, 5 Engineered wood plank flooring in main hall/great room/dining room/office and kitchen, Stone countertops in kitchen, Tile enclosed showers with frameless glass, H/E gas furnace/HRV/Humidifier. Full list of Standards available. Many optional items available, example: 3rd Garage Bay, Finished basement, Coach house, Covered rear porch/decks, etc. Builder will allow floorplan modifications. Residents enjoy kms of walking trails and access to amenities on the Braestone Farm including, Pond Skating, Baseball, Seasonal



fruits and vegetables, Maple sugar tapping, Small farm animals and many Community & Farm organized events. Located between Barrie and Orillia and approx. one hour from Toronto. Oro-Medonte is an outdoor enthusiast's playground. Skiing, Hiking, Biking, Golf & Dining at the Braestone Club, Horseshoe Resort and the new Vetta Spa are minutes away. (id:6289)

## Essential Information

Listing #	40624993
Price	\$1,708,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	3,263
Acres	0.53
Type	Single Family
Sub-Type	Freehold
Style	2 Level

## Community Information

Address	Lt 225 Friesian Court
Subdivision	OR62 - Rural Oro-Medonte
City	Oro-Medonte
Province	Ontario
Postal Code	L0K1E0

## Amenities

Amenities	Beach, Golf Nearby, Hospital, Park, Shopping, Ski area
Utilities	Electricity, Natural Gas, Telephone
Features	Cul-de-sac, Conservation/green belt, Crushed stone driveway, Country residential, Sump Pump
Parking Spaces	6
Parking	Attached Garage
# of Garages	1

## Interior

Appliances	Central Vacuum - Roughed In, Water meter
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

## Exterior

Exterior	Other, Stone
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX Hallmark Chay Realty Brokerage



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