

\$3,200,000 - 13 Georgina Drive, Oro-Medonte

MLS® #40768930

\$3,200,000

3 Bedroom, 4.00 Bathroom, 3,620 sqft

Single Family on 0.00 Acres

OR52 - Shanty Bay, Oro-Medonte, Ontario

An Exceptional Opportunity Among Prestigious Estates Surrounded by multi-million-dollar waterfront estates, this property offers the rare opportunity to invest, re-imagine, or expand with confidence – especially at a value-driven entry point compared to neighbouring properties. The Setting You've Been Waiting For! Imagine waking up to panoramic lake views, stepping onto your private dock, and ending the day with a glass of wine beside a lakeside stone fireplace. Welcome to 13 Georgina Drive, one of the most sought-after waterfront addresses on the north shore of Kempenfelt Bay. Set on a deep, private, pool-sized lot with 120 (±) feet of south-facing shoreline, this is more than a home – it's a lifestyle retreat. Property Highlights: *120 (±) ft of sun-soaked shoreline with southern exposure and magnificent sunrises *64 ft custom cantilever dock system – aluminum frame, 10 ft wide, with deep water ideal for larger boats and lakeside lounging. *Extensive permanent breakwall, decking and multiple outdoor seating areas *Outdoor kitchen & stone fireplace – lakeside entertaining at its best *This impeccably maintained 3,600 sq ft residence showcases 3 bedrooms and 4 bathrooms. *Covered terraces on both levels for year-round enjoyment *Expansive windows and numerous walkouts offering unobstructed lake views *New roof (2024), 400-amp electrical system, gas heating, heated garage *Lush landscaping, perennial gardens &



mature trees for total privacy *Prestigious Oro-Medonte location â€” only 3 mins to Barrie, 7 mins to Hwy 400, 5 mins to Royal Victoria Regional Health Centre, 60 mins to Toronto *Tucked away in an exclusive enclave of estate waterfront homes â€” offering the perfect blend of tranquility and convenience. Book your private viewing today. (id:6289)

Essential Information

Listing #	40768930
Price	\$3,200,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	3,620
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	13 Georgina Drive
Subdivision	OR52 - Shanty Bay
City	Oro-Medonte
Province	Ontario
Postal Code	L4M1E9

Amenities

Amenities	Airport, Golf Nearby, Hospital, Park, Schools, Ski area
Utilities	Natural Gas
Features	Southern exposure, Country residential
Parking Spaces	8
Parking	Attached Garage
# of Garages	1
View	View of water
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Sauna, Water softener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Stone
Exterior Features	Lawn sprinkler
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage First Contact Realty Brokerage



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Listing information last updated on October 12th, 2025 at 11:31pm PDT