

\$1,075,000 - 2 Mariposa Crescent, Oro-Medonte

MLS® #S12362565

\$1,075,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Oro-Medonte, Oro-Medonte, Ontario

Pride Of Ownership Shines! Nestled on a rare 100 x 150 country lot in a sought-after location just minutes to Lake Simcoe, this custom-built 2-storey brick home offers 2,400 sq ft of finished space above grade plus an unfinished basement ready for your touch. Only 15 minutes to Barrie & 10 minutes to Orillia, it perfectly balances tranquility & convenience. Main floor boasts 9 ceilings, post & beam construction, oak hardwood throughout, and an open concept layout with large windows allowing natural light to flow. Family room features built-in cabinetry & a double-sided Napoleon gas fireplace, seamlessly connecting to a sunken sunroom with French doors & walkout to the backyard. Outdoor entertaining includes a 12 x 40 stained deck, pergola with lighting, glass railings, two sheds, fire pit & private green space. Chefs kitchen offers granite counters, 4-burner gas stove, dishwasher, 2022 LG fridge (ice/water) & a spacious walk-in pantry. Off the kitchen is direct access to the triple car garage, while a main floor powder room adds convenience. Upstairs offers 3 bedrooms with oak hardwood floors & ample closets. The primary suite has a walk-in closet & spa-like ensuite with heated floors, deep soaker tub & separate shower. A dedicated laundry with sink completes the upper level. Updates: 11 KW Generac with automatic DC start-up on natural gas (last serviced May 2025), R-60 attic insulation (2019), owned natural gas water heater, dual sump pumps on separate circuits, 200 AMP



electrical, central vac, drilled well with full treatment system (2025), and roof resingled (2019). Septic service booked for Sept 2025. Triple car garage provides 12-3 ceilings, insulated doors, painted walls & custom cabinetry. One bay with 13-3 ceiling fits a 4-post hoist & air compressor (available separately). Close to Trehaven Golf, regional airport, beaches, marinas & the Oro-Medonte Rail Trail. A rare blend of modern upgrades, country charm & everyday comfort! (id:6289)

Essential Information

Listing #	S12362565
Price	\$1,075,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2 Mariposa Crescent
Subdivision	Rural Oro-Medonte
City	Oro-Medonte
Province	Ontario
Postal Code	L0L1T0

Amenities

Amenities	Beach, Golf Nearby, Hospital, Marina, Fireplace(s)
Utilities	Cable, Electricity
Features	Gazebo
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Water Treatment, Water Heater, Dishwasher, Dryer,
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	Garage door opener remote(s), Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick
Lot Description	100.5 x 150 FT
Foundation	Concrete

Listing Details

Listing Office RE/MAX HALLMARK CHAY REALTY



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