

\$625,000 - 3963 13 Line N, Oro-Medonte (warminster)

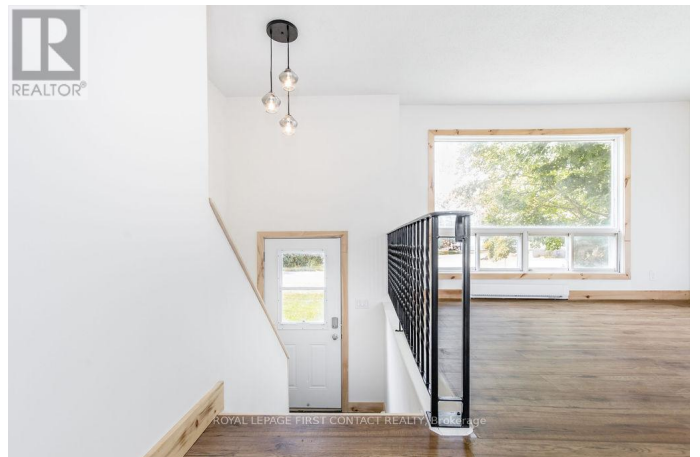
MLS® #S12407998

\$625,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Warminster, Oro-Medonte (warminster),
Ontario

Welcome to this updated raised bungalow in one of Warminster's most family-friendly neighbourhoods. Set on nearly half an acre, the property offers plenty of space both inside and out, with the convenience of being just minutes from Orillia, Coldwater, and Highway 400, and a short stroll to Warminster Public School. Step inside to find light-filled rooms with a fresh, modern style. A spacious living room with a large picture window welcomes natural light, while the separate dining room offers a sliding glass walkout to the backyard deck, perfect for entertaining and easy indoor-outdoor living. The kitchen is the heart of the home, redesigned with crisp white cabinetry, a sleek backsplash, and a statement light fixture ideal for family meals or late-night conversations. Three comfortable bedrooms and an updated bathroom complete the main floor, each space designed with both comfort and function in mind. Downstairs, cozy evenings await in the spacious family room, where the gas fireplace serves as the home's main heat source and the natural gathering spot. A versatile office or playroom, full bathroom, and a bright fourth bedroom with above-grade windows make this level as practical as it is inviting. Outside, life flows easily onto the generous deck that overlooks the expansive backyard. It's a perfect spot for hosting barbecues, growing a garden, or simply enjoying a quiet evening under the stars. With a durable metal roof, convenient



leaf guard system, plenty of parking, and the potential to add a garage, this home offers both style and peace of mind. This is more than a house, its a place where family memories are made, where comfort meets charm, and where the next chapter of life can truly begin.
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Essential Information

Listing #	S12407998
Price	\$625,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	3963 13 Line N
Subdivision	Warminster
City	Oro-Medonte (warminster)
Province	Ontario
Postal Code	L0K1E0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity
Features	Level
Parking Spaces	6
Parking	No Garage

Interior

Appliances	Water Heater, Range, Stove
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Has Basement Yes

Exterior

Exterior Vinyl siding
Lot Description 80 x 250 FT
Foundation Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE FIRST CONTACT REALTY



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