

\$925,000 - 20 Rosemarie Drive, Oro-Medonte

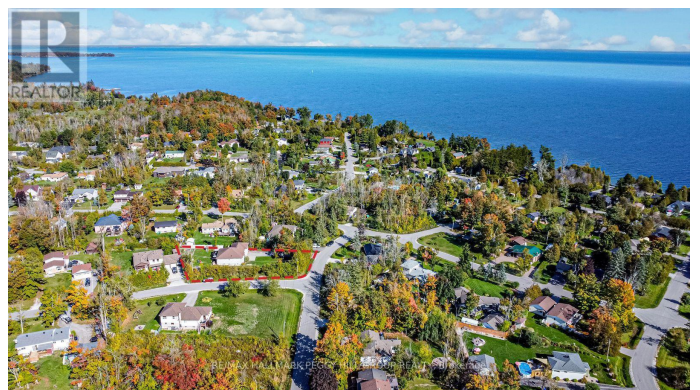
MLS® #S12452577

\$925,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Oro-Medonte, Oro-Medonte, Ontario

RAISED BUNGALOW WITH IN-LAW POTENTIAL ON NEARLY HALF AN ACRE WITH ATTACHED GARAGE & A LOFT!
Nestled in a peaceful Hawkestone setting near Lake Simcoe, this charming raised bungalow captures the best of small-town living with quick access to Highway 11 and is approximately 15 minutes to both Barrie and Orillia. Spend your days by the water at the nearby Hawkestone dock, pavilion, boat launch, and Oro Beach, or explore scenic trails only a short walk away. The nearly half-acre lot offers ample outdoor enjoyment with a large deck, two sheds, a fire pit, a chicken coop, and a kids' playset. The front of the home showcases great curb appeal, featuring an interlock walkway and a welcoming covered porch. The open-concept main level features hardwood and tile flooring, timeless finishes, and a bright kitchen with wood cabinetry, a breakfast bar, pantry, and some stainless steel appliances, including a gas stove, with clear sightlines into the living and dining areas. A walkout from the dining room opens to the back deck, where mornings start with coffee in the fresh air and evenings end surrounded by the sounds of nature. The primary bedroom includes a 3-piece ensuite and two double closets, while the main floor laundry with a sink adds everyday practicality. The fully finished basement, featuring a separate entrance, offers in-law potential and includes a cozy rec room with a gas fireplace, built-in bookshelves, a fourth bedroom, and a full bathroom. The



attached two-car garage includes a loft area that provides additional storage, and the home is equipped with an 11 kW Generac generator. A truly inviting #HomeToStay in a setting that's easy to fall in love with. (id:6289)

Essential Information

Listing #	S12452577
Price	\$925,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	20 Rosemarie Drive
Subdivision	Rural Oro-Medonte
City	Oro-Medonte
Province	Ontario
Postal Code	L0L1T0

Amenities

Amenities	Beach, Marina, Park, Fireplace(s)
Utilities	Cable, Electricity, Wireless, Natural Gas Available, Telephone
Features	Wooded area, Irregular lot size, Flat site, Lighting, Dry, Sump Pump
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Water softener, Water Treatment, Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Has Basement	Yes
Basement	Walk-up

Exterior

Exterior	Vinyl siding
Lot Description	109.9 x 138.9 FT ; See Remarks under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX HALLMARK PEGGY HILL GROUP REALTY
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