

\$1,049,000 - 70 Line 12 South Line, Oro-Medonte

MLS® #S12455924

\$1,049,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Oro-Medonte, Oro-Medonte, Ontario

Welcome to your dream property in the desirable Township of Oro-Medonte conveniently situated between Barrie and Orillia. This beautifully refreshed 3+1 bedroom side split is move-in ready and offers the perfect blend of modern living and spacious, idyllic country life. As you step inside, you'll immediately appreciate the fresh updates throughout, including custom kitchen cabinetry with quartz tops (2022), plank flooring (2022) and propane forced air furnace and central air conditioning (June 2024). The open concept layout is perfect for family gatherings and entertaining, with a spacious living and dining area that flows seamlessly into the heart of the home. The large windows and doors invite natural light to fill every room, enhancing the home's warm and inviting atmosphere. Upstairs, you'll find 3 bedrooms, including a primary suite with a 3 piece ensuite that offers a peaceful retreat and scenic views of the surrounding property from the sliding doors leading to an elevated deck. The lower level boasts a bright open family room complete with modern shiplap finishes, custom built in wall units and gas fireplace along with a 3 piece bathroom, additional bedroom and separate laundry room. Step outside and prepare to be wowed by the incredible 30'x40' workshop (2020) with hydro, 2 overhead doors and epoxy floor making it an absolute dream for hobbyists, contractors, or anyone in need of a large work space. This workshop is fully equipped with ample storage, and offers plenty



of room for projects, equipment, or even a home business. The property sits on a coveted 8.9 acre parcel with highway exposure while providing a perfect blend of open space and natural beauty. Easy access to major highways, schools, shopping, and abundant recreational amenities. This is truly a rare opportunity to own a move-in-ready home with all the space you need for both living and work! (id:6289)

Essential Information

Listing #	S12455924
Price	\$1,049,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	70 Line 12 South Line
Subdivision	Rural Oro-Medonte
City	Oro-Medonte
Province	Ontario
Postal Code	L0L1T0

Amenities

Amenities	Golf Nearby, Ski area, Fireplace(s)
Utilities	Electricity
Features	Wooded area, Irregular lot size, Rolling, Level
Parking Spaces	20
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Water softener, Water Treatment, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator
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Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Brick Veneer, Vinyl siding
Exterior Features	Landscaped
Lot Description	649 x 996 FT ; See GEO for full measurements 5 - 9.99 acres
Foundation	Block

Listing Details

Listing Office CENTURY 21 B.J. ROTH REALTY LTD.



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