

17 Barrie Terrace, Oro-Medonte - Detailed Features:

Site Details:

- Zoning: Shoreline Residential (SR)
- Water Frontage 30 Meters +/-
- Depth of lot is 91 Meters +/- (plus the water lot)
- Water lot
- Built in 2019
- Southeast-facing for spectacular sunrises.

Square Footage Summary:

- First Floor: 3,690 sq.ft.
- Lower Level Finished: 4,265 sq.ft
- Total: 7,955 sq.ft.
- Garage (Heated): 1,040 sq.ft
- Porches / Terraces: 1,940 sq.ft
- Ceiling Height as per floor plan.

Details:

- Entire house is engineered.
- Fiber Cement Panels for the exterior from France (no exposed fasteners)
- Hemlock exterior on feature walls and soffits
- Hemlock ceiling (principal living space, main floor)
- Roof: R-52 spray foam
- Roof: EPMD MEMBRANE - extremely durable, long-lasting, environmentally friendly, 100% recyclable, waterproof, and temperature-resistant.
- ICF wall structure from footings to roof, including the pool & hot tub
- Heated apron around the garage and heated path to the front door (the concrete) also the exterior upper top terrace
- Concrete Driveway
- Garage: 3-car heated with epoxy floors and custom industrial (1 8x10, 2 10x10) doors & commercial-grade operator L-shaped garage cabinetry with stainless steel trim, including a built-in sink and fridge.
- Automatic gate - for the driveway
- Significant enhancements have been made to the grounds, involving the placement of approximately 600 tons of granite in cascading tiers leading to the water's edge. The waterfront path is well-lit, providing ample illumination for nighttime strolls. Further electrical wiring has been added to the lower deck along the waterfront for power.
- Exterior feature wall: Laminam Engineered Stone - Enhancing Nature's Beauty.
- Saltwater Heated Pool with a Retractable Cover & Hot Tub:

- Floors are 11 inches thick with Bailey com slab & spray foam insulation
- 28 ft span clearance in the lower-level family room (no beams)
- Drilled Well,
- Septic System is a Waterloo Biofilter.

Mechanical Systems:

- Hydronic in-floor heating on both levels
- HVAC System
- Humidification system on the furnace
- Daikin 6 furnaces including a rooftop with individual zones with heat & Central air. (Daikin is commercial grade)
- Dual natural gas hot water boilers, one for domestic hot water and one for in-floor heating
- 400 Amp electrical all routed underground, to the garage & mechanical room
- Instant hot water circuit pump (with a timer)
- Generator 20kw

Notable Features:

- Commercial glass from Ireland with frames from Belgium, mostly triple-pane Reynaers windows.
- European hardware with low maintenance on all windows
- Majestic Window wall in the: 6.1 meters x 3.05 meters
- Curtain wall system spanning 8 meters in height and 9 meters in width
- Direct walk-out access via a bi-folding door system that spans 5 meters in length with a 3-meter height to achieve the seamless flow of interior to exterior living space, leading to a swimming pool and ultimately steps down to the lake.
- Pivot door main entrance & primary suite
- Main floor 8ft high 1 ¾" solid core doors with custom inlay stainless steel trim and lower level doors 7ft high 1 ¾" solid core doors with custom inlay stainless steel trim
- Custom lighting from Dark Tools lighting designer
- In-floor lighting in feature areas interior and exterior
- Linear stainless steel grills throughout the house
- Main room three-sided fireplace is "Ortal" built in Israel, 8 ft. long.
- Dekko panels above the 3-way fireplace
- Primary bedroom & Family room, Town & Country fireplace
- 1 ethanol gas fireplace in the dining room, brand is Planika
- 1 outdoor fireplace, brand is HBC
- Crestron system - home security and audio. Audio throughout the house and pool area with 4 upgraded speakers – 2 in the living room and 2 outdoor terrace.
- Automatic blinds on the main floor living room and master bedroom and master ensuite controlled by Crestron
- Main floor remote-operated screens.(with the exception of 2nd bedroom main floor is manual)

- Architecturally designed Louvered aluminum pivoting privacy wall on the upper pool deck (commercial grade)
- Custom millwork throughout
- Engineered oak flooring, polished concrete floors, real stone on exterior feature walls, and master bedroom fireplace and family room fireplace (not a manufactured stone)
- All doors to the exterior and to the garage commercial-grade doors
- Kitchen: Crafted by Bateman Fine Cabinetry with Miele appliances, the bar fridge is Morval. Inlay areas are walnut, maple interior. All cabinets are maple interior with the exception of walnut cabinets above the main sink, which are walnut interior.
- All Countertops made of Cambria Quartz throughout the home
- Drop kitchen floating ceilings made of hemlock and steel studs, with and suspended with aircraft cable
- Luxurious primary bedroom suite with floor-to-ceiling glass windows, a custom stone fireplace, a built-in bed and end tables, providing stunning and serene water views.
- Motion detected doors in the primary bedroom, called the Magneo sliding door system
- Primary ensuite boast an exquisite standalone bathtub, perfectly positioned to offer serene views of the lake for relaxation along with; individual shower control set for personalized showers with wall-hung toilet from Kohler, stainless linear drains, and zero thresholds.
- Opulent walk-in closets for him and her adorned with bespoke cabinets and a central island.
- Office wall is an engineered floating c-shape wall & Custom built-in desk and cabinets.
- Engineered custom steel floating staircase with maple tread
- In-ceiling speakers are Episode ES150 speakers
- The Custom soundbars are James Loudspeaker SPL 3LR along with James A2.1 amplifier at principal Bedroom and Living Room
- Theater room details, all walls and ceiling are insulated, custom sound panels on walls, Epson System, Episode 350 series on-wall theater speakers along with 10-inch subwoofer. 7.2 Channel Marantz surround receiver and 120-inch screen matte white.
- Commercial rubberized gym flooring
- All toilets throughout the house are Kohler and the main floor is all wall hung.
- Sprinkler system - fully automated
- Dock – cedar decking galvanized frame leg dock: Consists of 4 sections - 5x 12 ,1 section – 4 x 12 ,1 – 5x 10 approach ramp , 1 ladder

Rental Contracts:

- Monthly security monitoring and support for Crestron system. Security system is owned.

List of Chattels to be Included:

- Blinds, automatic screens, all attached light fixtures, all appliances such as microwave, fridge, freezer, 2 ovens, coffee machine, garage fridge, washer and dryer, bar fridge, outdoor kitchen and BBQ, all pool equipment including vacuum, etc., primary bed , dock, water softener

Chattels Excluded:

- Gym equipment racking.

Expenses:

- Taxes: \$24,130.91 in 2024
- Hydro: \$5,033
- Gas: \$8,700