

17 Barrie Terrace, Oro-Medonte, Ontario L4M 1E8

Listing

17 Barrie Terr Oro-Medonte
Active / Residential Freehold / Detached

MLS® #: S9014590
List Price: \$8,500,000

Simcoe/Oro-Medonte/Rural Oro-Medonte



Tax Amt/Yr:	\$24,130.91/2024	Transaction:	Sale
SPIS:	No	DOM	28
Legal Desc:	As per Geowarehouse		
Style:	Bungalow	Rooms Rooms+:	12+9
Fractional Ownership:		BR BR+:	4(4+0)
Assignment:		Baths (F+H):	5(3+2)
Link:	No	SF Range:	5000+
Stories:	1.0	SF Source:	
Lot Irreg:	as per survey	Lot Acres:	0.50 - 1.99
Lot Front:	30.00	Fronting On:	S
Lot Depth:	92.66		
Lot Size Code:	Metres		
Zoning:	SR		
Dir/Cross St:	Shanty Bay/Colborne/Barrie Ter		

Prop Mgmt:
 Status Cert:
 Seller: **Paul William, Brown & Wendy Jane, Camirand**

PIN #:	585540036	ARN #:	434601000602600	Contact After Exp:	No
Holdover:	60			Occupancy:	Owner
Possession:	TBA			Possession Date:	

Kitch Kitch +	1 (1+0)	Exterior:	Concrete, Stone	Water:	Well
Fam Rm:	Yes	Gar/Gar Spcs:	Attached Garage/3.0	Water Inc:	Drilled Well
Basement:	Yes/Finished W/O, Separate Entrance	Drive Pk Spcs:	6.00	Sewers:	Septics
Fireplace/Stv:	Yes	Tot Pk Spcs:	9.00	Special Desig:	Unknown
Interior Feat:	Central Vacuum	UFFI:	No		
Heat:	Gas, Other	Pool:	Inground		
A/C:	Yes/Central Air	Energy Cert:	No		
Apx Age:	0-5	Energy Gener:	Generator-Wired		
Property Feat:	Hospital, Waterfront				
Roof:	Membrane	Waterfront:	Direct	Waterfront Frontage (M):	30.00
Foundation:	Insulated Concrete Form	Dev Charges Paid:		HST App To SP:	Included
Water Name:	Kempenfelt, Bay				
Waterfront Y/N:	Yes	Shoreline Exposure:	South/East		
Water Features:	Trent System, Waterfront - Deeded	Water View:	Direct	Channel Name:	
Under Contract:		Lot Shape:		Lot Size Source:	
Access To Property:	Yr Rnd Municipal Rd				
Shoreline:	Clean, Hard Bottom				
Shoreline Road Allowance:	Owned				
Docking Type:	Private				
View:	Clear				

Remarks/Directions

Client Rmks: **Glass Majesty on Lake Simcoe: 7900+ sqft, 4 bdrms, 5 baths, 5 fp's and 100.ft +/- shoreline*Integrates glass seamlessly, transforming into a contemporary masterpiece*Faces south, capturing stunning water vistas *Features floating steel staircase, exposed concrete/glass walls, hemlock ceilings, polished concrete/oak floors* Grand pivot door and curated lighting enhance open living/dining/custom kitchen area*Connects to swimming pool via a massive bi-folding door*Office, family room, theatre room and spacious fitness room *Primary suite with minimalist design, bay views, stone fp and spa ensuite *His/ Hers walk-in closets complete the refined space*Boasting covered terraces, outdoor fps & fully equipped grilling station*Custom Saltwater Pool & Hot Tub enhance the outdoor space*Landscaping includes granite tiers leading to the water and a well-lit waterfront path*Private dock and water lot ownership for extended privacy*Triple heated garage and ample parking*Heated floors,**

Extras: **State-of-the-art mechanical system*Proximity to shops, trails, healthcare, golf courses & Regional Airport*A serene oasis, providing relaxation away from city life *Easy access, just 60 min to the GTA. (Refer to Brochure link" extra Info)**

Inclusions: **See Property Features Document**

Exclusions: **Gym Equipment Rack.**

Broker Rmks: **L/A is present for showing. 24 hr notice for showings with thanks. Schedule B in documents required for all offers.**

Showing Requirements: **List Salesperson**