

Client Full

Client Listing

3055 Ridge Road W RES/Freehold/Sale
Oro-Medonte, ON L0L 2L0

Price: **\$3,599,000**

\$ Reduced



MLS®#: **30739933** Status: **Active**
 Region: **Simcoe County** DOM: **49**
 Municipality: **OR - Oro-Medonte**
 Neighbourhood: **OR52 - Shanty Bay**
 Bldg Type/Style: **Detached/2 Storey**
 Age/Yr Built: **16-30 Years/1989** Basement: **None**
 Legal Desc: **LT 2 PL 1284 ORO: PT BLK A PL 1284 ORO AS IN RO879443: ORO-MEDONTE**
 Sq.Ft./Source: **3,715/Floor plan(s)** Tot Bdrms: **4 (4+0)**
 Sq Ft Range: **3001 to 4000** Bathrooms: **4.2**
 Acres/Range: **2.340 / 2-4.99** Lot Front: **201.35 Ft**
 Taxes/Year: **\$17,321/2018** Lot Depth: **500.00 Ft**
 Irregularities: Lot Shape: **Rectangular**
 Heat: **Ground Source/Forced Air, Heat Pump**
 Water: **Well/Drilled Well** Sewer: **Septic**
 Brokerage: **Re/Max Crosstown Realty Inc. Brokerage**
 CrossSt/Dir: **SHANTY BAY ROAD TURNS INTO RIDGE ROAD WEST NEAR THUNDER BRIDGE.. JUST PAST THE BRIDGE ON THE RIGHT IS 3055 RIDGE RD W. THERE IS A FOR SALE SIGN ON THE PROPERTY.**

Property Details

Exterior:	Board & Batten	Heat Source:	Ground Source	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	None/Unfinished	Heat Type:	Forced Air, Heat Pump	Air Condition:	
Foundation:	Poured Concrete, Slab	Sewers:	Septic	Fireplaces:	1 Wood
Roof:	Cedar/2014	Water:	Well	Waterfront:	Direct
Water Meter:	No	Wtr Sup Type:	Drilled Well	Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	No
#/Type of Garage:	2.0/Attached, Inside Entry	Total Parking Spaces:	14	VisitAble:	
#/Driveway/Type:	12.0/Circular, Private Single Wide/Asphalt, Interlock	Assigned Spaces:		Addl Month Fees:	
Parking:	Asphalt, Interlock	Soil Type:		Energy Cert Level:	
Recreational Use:	Yes	# of Kitchens:	1	Freehold w/Com Elem Fee:	No
Remarks					

Welcome to Millionaires' Row – an exclusive community of waterfront homes on Lake Simcoe just an hour north of the GTA. This magnificent property has everything you could want in a year-round executive waterfront home or luxury cottage: a 2.34 acre private estate property with spectacular southern views of Lake Simcoe, loads of privacy having 200 feet of frontage. This gorgeous 3,715 sf custom designed home features 20 ft high cathedral ceiling Great Room graced by a huge two-sided fieldstone fireplace and a wall of windows that overlook 3 custom-designed decks and Kempenfelt Bay. The spacious eat-in Kitchen has a semi-circular island that looks over a curved wall of 9 windows that mimic the shape of the island. The main floor Master Bedroom includes a 5-piece ensuite, a cedar-paneled Spa Room that has a hot tub, sauna, walk-in shower and walk-out to the front deck. Upstairs, there are 3 additional bedrooms, one with 4-piece ensuite and Juliette balcony and the other two share a Jack & Jill bathroom. In addition to the attached over-sized 2-car garage there is a detached 992 sf heated workshop or garage. At the lake is a steel break-wall, wooden deck and 480 sf party dock with ample space for mooring boats. The home has a geothermal system with forced air heating and A/C as well as a lake-fed in-ground watering system. If you're looking for the ideal executive waterfront home or cottage but want to be fairly close to Toronto, this could be what you are looking for!

Property Features

Features/Amenities: **Auto Garage Door Remote(s), Central Vacuum, Hot Tub, Satellite Dish, Water Softener, Year Round Living /**
 Area Features: **Beach, Clear View, Golf, Greenbelt/Conservation, Hospital, Level, Library, Major Highway, Marina, Park, Part Cleared, Place of Worship, Rec./Commun.Centre, Schools, Skiing, Tiled/Drainage, View from Escarpment, Wooded/Treed**
 Other Structures: **Workshop**
 Inclusions: **SIDE BY SIDE FRIDGE/FREEZER, STOVE, BUILT IN OVENS, WASHER, DRYER, TWO TELEVISION SETS(12" & 50")**
 Elem Schools: **SHANTY BAY** Sec Schools: **EASTVIEW**

Waterfront

Body of Water: **Simcoe** Type: **Lake** Frontage: **201** Shoreline Exp: **South**
 Shoreline: **Clean, Deep, Hard Bottom, Natural, Rocky** Access to Prop:
 Water Features: **Marina Services, Trent System, Private Docking**

Tax and Financial Information

Roll#:	43460100605400	Assessment:	\$2,043,000/2019	Survey:	Available 2002
Pin#:	585540069	Taxes:	\$17,321/2018	Private Entrance:	
Legal Desc:	LT 2 PL 1284 ORO: PT BLK A PL 1284 ORO AS IN RO879443: ORO-MEDONTE	Fronting On:	South	HST Applicable:	No
Location:	Rural				
Special Designation:	Easement				

Listing Information

Commence Date:	06/04/2019	Deposit:	1000000	Buy Option:			
Sign:	Yes	Lockbox:	Yes	Possess. Dt:		SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:		Private:	
References:		Application Required:		Employment Letter:		Possession:	Flexible
SpDes/Rest/Acc:	Easement	Lease Agrmnt:		Min Lease Terms:	-		

Prepared By: Ian Woods, Broker
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Client Full One Page Report

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