

1037 LAKESHORE Road E, Oro-Medonte, Ontario L0L 2E0

Client Full
Active / Residential

[1037 LAKESHORE Rd E Oro-Medonte](#)

MLS®#: 40104819
Price: \$1,295,000

Simcoe County/Oro-Medonte/OR61 - Hawkestone BungalowHouse



Water Body: Lake Simcoe
Type of Water: Lake

	Beds	Baths	Kitch
Main	1	1	1

Bed: 1 (1 + 0)
Baths: 1 (1 + 0)
SF Total: 488/LBO provided
SF Range: 0 to 500
Abv Grade Fin SF: 488.00/LBO provided
Common Interest: Freshhold/None
Tax Amt/Yr: \$4,156/2020

Remarks/Directions

Public Rmks: Attention custom home builders and those looking for the perfect WATERFRONT BUILDING LOT in Oro-Medonte. This large 0.586 acre lot could be exactly what you are looking for! It's centrally located between Barrie and Orillia only a few minutes from Hwy 11 in a quiet and friendly neighbourhood among many prestigious waterfront homes. This beautiful lakeside property features 75 feet of road frontage and opens up to a huge 113 foot wide waterfront, facing southeast, with lots of room for your custom home or cottage. The lot is over 230 feet deep and has some beautiful mature maple trees as well as tall cedar hedges on all three sides giving you complete privacy. There are some amazing unobstructed views of Lake Simcoe ... all the way across the lake to Georgina Township, continuing over to Big Bay Point and Friday Harbour. It's quite rare to find a gently sloping grade down to the lake with a very small drop (about 6 feet) to the water. That makes it so easy to go swimming, boating and sunbathing. The shoreline is protected by large boulders to prevent erosion with lot of room for docks, lifts and perhaps a boathouse. The original 3-season cottage has hydro, well-water and septic. Use the cottage and property while planning your future build and take advantage of the public boat launch and sprawling sandy beach waterfront park nearby. Hawkestone is just a couple minutes away, where you'll find a general store with a post office and LCBO outlet.

Directions: Hwy 11 to Oro-Medonte Line 9. Go South toward Lake Simcoe. Turn Left onto Lakeshore Rd. E., Sign On.
Cross St: Oro Line 9 or Line 10

Common Elements

Waterfront

Features: Beach Front, Breakwater, Trent System, Water Access
Dock Type: Private Docking
Shoreline: Clean, Deep, Hard Bottom, Natural, Rocky
Shore Rd Allow: None
Channel Name:

Boat House:
Frontage: 113.00
Exposure: East, South
Island Y/N: No

Exterior

Exterior Feat: Fishing, Patio(s), Seasonal Living, Security Gate
Construct. Material: Vinyl Siding
Shingles Replaced: 2018
Year/Desc/Source: //Owner
Property Access: Boat Access, Municipal Road, Paved Road, Public Road, Year Round Road
Other Structures: Gazebo, Shed
Pool Features: None
Garage & Parking: Front Yard Parking, Gravel Driveway
Parking Spaces: Driveway Spaces: 2.0
Parking Level/Unit Services: Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas Available, Recycling Pickup, Telephone Available
Water Source: Drilled Well
Well Cap Gall/Min: Water Trmt: None
Lot Size Area/Units: 0.586/Acres
Acres Range: 0.50-1.99
Lot Front (Ft): 113.00
Lot Depth (Ft): 235.00
Location: Rural
Lot Irregularities: 75 ft at road, to 113 ft at Waterfront

Roof: Asphalt Shingle
Prop Attached: Detached
Apx Age: 51-99 Years
Rd Acc Fee:
Winterized: Not Winterized
Garage Spaces:
Sewer: Septic
Well Depth Ft: 156
Acres Rent:
Lot Shape: Reverse Pie
Land Use Fee:

Area Influences: Airport, Arts Centre, Beach, Campground, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Landscaped, Library, Park, Place of Worship, Playground Nearby, Rec./Community Centre, Regional Mall, School Bus Route, Schools, Shopping Nearby, Skiing, Trails
View: Clear, Lake, Panoramic
Topography: Dry, Level, Open space, Sloping
Restrictions: Conserv. Control, Municipal
School District: Simcoe County District School Board
High School: Twin Lakes Secondary
Elementary School: East Oro P.S.

Retire Cont: No
Fronting On: South
Exposure: South


Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
Basement: **None** Basement Fin:
Cooling: **None**
Heating: **Baseboard, Electric**
Inclusions: **Hot Water Tank Owned, Refrigerator**
Add Inclusions: **12 ft X 18 ft Gazebo & 6 ft X 12 ft Shed - Both "As Is"**
Exclusions: **Personal Belongings**
Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 25 CON 10 ORO AS IN RO270435; PT LT 28 PL 863 ORO AS IN RO232969; ORO-MEDONTE**
Zoning: **Res** Survey: **Available/**
Assess Val/Year: **\$480,000/2021** Hold Over Days: **60**
PIN: **585600104** Occupant Type: **Vacant**
ROLL: **434601001005700**
Possession/Date: **Flexible/** Deposit: **50000**

Brokerage Information

List Date: **04/27/2021**
List Brokerage: [Re/Max Crosstown Realty Inc. Brokerage](#) 
Source Board: **Barrie**

Prepared By: **Ian Woods, Broker**

Date Prepared: **05/06/2021**

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Information deemed reliable but not guaranteed.

CoreLogic Matrix

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Great Room	Main	21' 5" X 9' 5"	6.53 X 2.87	Hardwood floor, Vaulted Ceiling
Kitchen	Main	7' 9" X 7' 5"	2.36 X 2.26	Double sink, Hardwood floor
Bedroom	Main	7' 9" X 6' 7"	2.36 X 2.01	Hardwood floor
Bathroom	Main	6' 8" X 4' 9"	2.03 X 1.45	3-Piece
Bonus Room	Main	10' 9" X 5' 6"	3.28 X 1.68	Hardwood floor

Desc: Sunken Porch / Sunroom

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Search Criteria

Mls Status is 'Active'
List Agent Key Numeric is 1136373
Co List Agent Key Numeric is 1136373
Co List Agent 2 Key Numeric is 1136373
Co List Agent 3 Key Numeric is 1136373
Selected 1 of 4 results.