

\$1,699,000 - 1211 LINE 12 N

Listing ID: 40591931

\$1,699,000

3 Bedrooms, 3 Bathrooms, 47.24 acres

Single Family

1211 LINE 12 N, Oro-Medonte, Ontario,
L0L1T0

QUALITY BUILT CUSTOM COUNTRY HOME ON 47 ACRES 5 MINUTES FROM ORILLIA'S COSTCO, IN THE HAMLET OF RUGBY. 2 BEDROOMS, 2 BATHROOMS, FINISHED BASEMENT, PLUS A LEGAL 1 BEDROOM APARTMENT (FIRE CODED), OR IT CAN BE USED AS A 3 BEDROOM HOME. (over sized septic for a 4th bedroom). QUALITY MATERIALS USED THROUGHOUT, NO CARPET. PARKING FOR ALL YOUR VEHICLES AND RV'S. LARGE COLD ROOM UNDER THE FRONT PATIO. PANORAMIC VIEWS FROM THIS OPEN CONCEPT HOME. INTERNET BY STARLINK. THE HEATING SYSTEMS ARE FORCED AIR PROPANE WITH AC OR IN-FLOOR USING PROPANE OR THE OUT DOOR WOOD FURNACE. DOUBLE GARAGE IS INSULATED AND HEATED. COME WALK THE TRAILS AND ENJOY VIEWING NATURE, YEAR ROUND STREAMS. POSSIBLE FUTURE DEVELOPMENT OPPORTUNITIES, PROPERTY ON 2 PAVED ROADS. NATURAL GAS EASEMENT EXISTS. THE PROVINCE HAS A DESIGNATION OF SIGNIFICANT PROVINCIAL WETLANDS OPTION TO KEEP A

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LOWER TAX RATE WHICH THE
CURRENT OWNERS USES. VERY
PRETTY PROPERTY. (id:50245)

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Listing Office: Century 21 B.J. Roth Realty Ltd., Brokerage, Orillia