

## Property Member Full

4162 ORKNEY BEACH Road, Ramara, Ontario L3V 6H7

Member Full  
Active / Residential

Confidential for REALTORS® Only

MLS® #: 40234442  
List Price: \$3,599,000  
New Listing



### Simcoe County/Ramara/RA40 - Rural Ramara Bungalow/House/Detached

Water Body: Lake Simcoe  
Type of Water: Lake

|      | Beds | Baths | Kitch |
|------|------|-------|-------|
| Main | 4    | 2     | 1     |

Beds (AG+BG): 4 (4 + 0)  
Baths (F+H): 2 (1 + 1)  
SF Fin Total: 1,400  
AG Fin SF Range: 1001 to 1500  
AG Fin SF: 1,400/LBO provided  
DOM/CDOM: 8/167  
Common Interest: Freehold/None  
Tax Amt/Yr: \$11,000.00/2021  
Lot Size: 0.890/Acres

Seller: MELECA, JOE; FIGLIOMENI, JOE  
Recent: 04/02/2022 : New Listing

#### Remarks/Directions

Public: Welcome to this fabulous opportunity to own a family compound with wide open southerly views over picturesque Lake Simcoe. The 139' of water frontage features three independent dwellings, separate 2 car garage, dry land boathouse with boat lift, a large yard complete with a vegetable garden, with the additional opportunity to build a fourth approved residence. Two of the homes are situated close to the water's edge. The first is a cozy 950 sqft 3 bed/2 bath home and boasts a spacious deck and perennial gardens. The bright, open-concept living space features vaulted ceilings, gas fireplace and a lovely kitchen with stainless steel appliances. The second 1,800 sqft home features 4 bed/2 bath, a large open-concept main living area with ample space for entertaining family and friends. The kitchen features an island with seating and plenty of counter and storage space - the ideal kitchen for entertaining a crowd. Living and dining rooms overlook the lake. The third 2-storey 1,900+ sqft home has 9 bedrooms and 2 bathrooms. Being set back from the water, it has a 2-car garage and an expansive vegetable garden. This Lake Simcoe retreat is conveniently located just 15 minutes to the beautiful historic town of Orillia, offering many shopping and dining experiences. A perfect location for a weekend getaway or a full time residence, this is a property you need to see for yourself.

Directions to Property: HWY #12 TO ORKNEY HEIGHTS. LEFT ONTO ORKNEY BEACH RD, FOLLOWS TO 4162, LAST HOUSE ON THE STREET, GO THROUGH GATE.

Cross St: Orkney Hts & Orkney Beach Rd

#### Common Elements

#### Waterfront

|                 |                     |             |                                    |
|-----------------|---------------------|-------------|------------------------------------|
| Features:       | Beach Front         | Waterfront: |                                    |
| Dock Features:  | Boat Lift           | Boat House: | Boat House, Dry Boathouse - Single |
| Dock Type:      | Private Docking     | Frontage:   | 138.00                             |
| Shoreline:      | Mixed, Rocky, Sandy | Exposure:   | South                              |
| Shore Rd Allow: | None                | Island Y/N: | No                                 |
| Channel Name:   |                     |             |                                    |

#### Auxiliary Buildings

|                      |      |       |            |            |
|----------------------|------|-------|------------|------------|
| Building Type        | Beds | Baths | # Kitchens | Winterized |
| Additional Residence | 3    | 2     | 1          |            |
| Additional Residence | 9    | 2     |            |            |

#### Exterior

|                      |  |                     |                 |                |                 |
|----------------------|--|---------------------|-----------------|----------------|-----------------|
| Exterior Feat:       | Security Gate  | Foundation:         | Poured Concrete | Roof:          | Asphalt Shingle |
| Construct. Material: | Vinyl Siding   |                     |                 | Prop Attached: | Detached        |
| Shingles Replaced:   |  |                     |                 | Apex Age:      | Unknown         |
| Year/Desc/Source:    | //   |                     |                 | Rd Acc Fee:    |                 |
| Property Access:     | Municipal Road   |                     |                 | Garage Spaces: | 2.0             |
| Garage & Parking:    | Detached Garage//Private Drive Single Wide                       |                     |                 |                |                 |
| Parking Spaces:      | 10   | Driveway Spaces:    | 8.0             |                |                 |
| Services:            | Cell Service, Electricity  |                     |                 |                |                 |
| Water Source:        | Drilled Well   | Water Tmnt:         |                 | Sewer:         | Septic          |
| Lot Size Area/Units: | 0.890/Acres  | Acres Range:        | 0.50-1.99       | Acres Rent:    |                 |
| Lot Front (Ft):      | 139.00   | Lot Depth (Ft):     | 450.00          | Lot Shape:     | Rectangular     |
| Location:            | Rural  | Lot Irregularities: |                 | Land Lse Fee:  |                 |
| Area Influences:     | Highway Access, Hospital, Rec./Community Centre, Shopping Nearby |                     |                 | Fronting On:   | East            |
| Topography:          | Flat, Level  |                     |                 | Exposure:      | South           |
| Restrictions:        |  |                     |                 |                |                 |

#### Interior

Interior Feat: Propane Tank, Separate Hydro Meters, Sewage Pump, Sump Pump

Basement: **Full Basement**      Basement Fin: **Unfinished**  
Basement Feat: **Walk-Out**  
Laundry Feat: **None**  
Cooling: **Central Air**  
Heating: **Forced Air, Forced Air-Propane, Propane**  
Under Contract: **Propane Tank**  
Inclusions: **Dishwasher, Refrigerator, Stove**

Contract Cost/Mo:

#### Property Information

Common Elem Fee: **No**      Local Improvements Fee:  
Legal Desc: **PT S PT LT 26 CON 10 MARA PTS 1, 2, 3 & 4 RD405 ; RAMARA**  
Zoning: **SR1**      Survey: **Boundary Only/ 2008**  
Assess Val/Year: **\$1,143,000/2021**      Hold Over Days:  
PIN: **586910191**      Occupant Type: **Owner**  
ROLL: **434801000716000**  
Possession/Date: **Flexible/**      Deposit: **5%**

#### Marketing

Showing Requirements: **Showing System, TLBO (List Brokerage)**  
Showings:  
Showing Remarks: **Book via Broker Bay, Sentrilock located on Propane tank.**  
Lockbox Type: **Sentrilock**      Locbox Loc/Serial#: **See Remarks /**  
Sign on Prop: **Yes**  
Possession: **Flexible**

#### Brokerage Information

List Date: **03/29/2022**      Expiration Date:  
Financing:      SPIS:  
Buyer Agency Compensation Remarks: **2.5% + HST**      Int Bearing Bkg Trust Account: **No**  
Assignment Of Listing:      Contact After Expired: **No**  
Original List Price: **\$3,599,000.00**      Special Agreement: **No**  
      HST Applicable to Sale: **Included**  
List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKER**      Brkge #: **705-765-1820**  
List Salesperson: **BOB EMMETT, Salesperson**      Direct #: **705-765-1820**  
Email: **emmett@cottages-forsale.ca**      L/SP Cell: **416-571-1554**  
List Brokerage 2: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKER**      Phone: **705-765-1820**  
List Salesperson 2: **JEFFREY BRAUN, Salesperson**      Phone: **705-765-1820**  
Email: **jeffreybraun0@gmail.com**      L/SP2 Cell: **705-875-3443**  
List Brokerage 3: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKER**      Phone: **705-765-1820**  
List Salesperson 3: **BOB CLARKE, Salesperson**      Phone: **705-765-1820**  
Email: **bob@mymuskokacottages.com**      L/SP3 Cell: **416-209-1820**  
Source Board: **The Lakelands**

**Prepared By: LAURA BILLINGS, Salesperson**

**Date Prepared: 04/06/2022**

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