

# 6124 LINE 9 NORTH Line, Oro-Medonte, Ontario L0K 2C0

Client Full  
**Active / Residential**

**6124 LINE 9 NORTH Li Oro-Medonte**

MLS® #: 40475736  
Price: **\$1,499,900**



## Simcoe County/Tay/TA76 - Rural Tay

### 2 Storey/House

	Beds	Baths	Kitch
Main	2	1	1
Second	3	3	1

Beds (AG+BG): **5 (5 + 0)**  
 Baths (F+H): **4 (3 + 1)**  
 SF Fin Total: **3,932**  
 AG Fin SF Range: **3001 to 4000**  
 AG Fin SF: **3,932/Plans**  
 DOM: **16**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,785.00/2022**

### Remarks/Directions

Public Rmks: **Welcome to your dream home at 6124 9th Line North in Oro-Medonte, just 20 minutes from Barrie! This stunning two-story house is meticulously designed inside and out, offering luxury and comfort. With 26 acres of beautiful forest and walking trails throughout the property, you can immerse yourself in nature and enjoy the peace and tranquility that comes with it. The property also features beautifully maintained perennial gardens that add to the charm and serenity of the surroundings. For those who love having guests, a cozy bunkie and a great detached garage (built in 2022) can accommodate all your outdoor toys. You can cool off on those lazy hot summer days in your new 24-foot inground pool (built-in 2022). Inside the house, you'll find three spacious bedrooms and three bathrooms, including a main-floor laundry for convenience. The remodeled kitchen (also in 2022) boasts granite countertops, a ten-foot island with seating for 5, and stainless steel appliances, making it the perfect space for your inner chef to shine. The separate dining room is perfect for hosting large family dinners. In contrast, the living room features a soaring 16ft cathedral ceiling and a beautiful wood-burning fireplace (WETT certified in 2022) to keep you warm and cozy during those cold winter nights. The new patio doors lead to an expansive 60ft extended deck perfect for entertaining guests. On the ground level, you'll find a beautiful self-contained two-bedroom, one-bathroom in-law suite or rental apartment with its kitchen/dining room and a free-standing propane fireplace (also built in 2022). The apartment boasts its laundry facilities, with a one-car garage and a separate entrance. Outside, there's a newly fenced-in yard (built-in 2022). This must-see home ticks all the boxes and more, offering comfort, luxury, and the perfect blend of indoor and outdoor living. Book a viewing today and make it yours!**

Directions: **VASEY ROAD TO LINE 9 NORTH ORO-MEDONTE TO 6124 SIGN ON PROPERTY**

### Common Elements

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
<b>Bunkhouse</b>				

### Exterior

Exterior Feat:	<b>Deck(s), Landscaped, Patio(s), Porch, Privacy, Year Round Living</b>			Roof:	<b>Asphalt Shingle, Tar and Gravel</b>
Construct. Material:	<b>Stone, Wood</b>			Prop Attached:	<b>Detached</b>
Shingles Replaced:	<b>2020</b>	Foundation:	<b>Slab</b>	Rd Acc Fee:	<b>16-30 Years</b>
Year/Desc/Source:	<b>//</b>			Winterized:	
Property Access:	<b>Municipal Road</b>			Garage Spaces:	<b>4.0</b>
Other Structures:	<b>Playground</b>			Licen Dwelling:	<b>No</b>
Pool Features:	<b>Above Ground</b>			Sewer:	<b>Septic</b>
Garage & Parking:	<b>Attached Garage, Detached Garage//Private Drive Single Wide//Gravel Driveway</b>			Acres Rent:	
Parking Spaces:	<b>12</b>	Driveway Spaces:	<b>12.0</b>	Lot Shape:	<b>Rectangular</b>
Parking Level/Unit:		Parking Assigned:		Land Lse Fee:	
Water Source:	<b>Drilled Well</b>	Water Tmnt:		Retire Com:	<b>No</b>
Lot Size Area/Units:	<b>/</b>	Acres Range:	<b>25-49.99</b>	Fronting On:	<b>North</b>
Lot Front (Ft):		Lot Depth (Ft):			
Location:	<b>Rural</b>				
Area Influences:	<b>Golf, Landscaped, Library, Quiet Area, School Bus Route, Shopping Nearby, Skiing, Trails</b>				
View:	<b>Forest</b>				
Topography:	<b>Level, Wooded/Treed</b>				
School District:	<b>Simcoe County District School Board</b>				

### Interior

Interior Feat:	<b>Auto Garage Door Remote(s), Ceiling Fans, In-Law Suite, Water Heater Owned</b>		
Security Feat:	<b>Smoke Detector(s)</b>		
Basement:	<b>None</b>	Basement Fin:	
Cooling:	<b>Central Air</b>		
Heating:	<b>Fireplace, Forced Air-Propane</b>		
Fireplace:	<b>/Family Room, Living Room, Propane</b>		
Inclusions:	<b>Central Vac, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Stove, Washer</b>		
		FP Stove Op:	

Property Information

Common Elem Fee: No
Legal Desc: PTLT 21 CON 9 ORO-MEDONTE PT 2,51R15989
Zoning: A/RU
Assess Val/Year: \$576,000/2022
PIN: 585190065
ROLL: 434602000515803
Possession/Date: Flexible/

Local Improvements Fee:
Survey: Available/
Hold Over Days: 90
Occupant Type: Owner
Deposit: 5%

Brokerage Information

List Date: 08/31/2023
List Brokerage: Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I

Source Board: The Lakelands Association of REALTORS®
Prepared By: Laura Billings, Employee
Date Prepared: 09/16/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix
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Table with 5 columns: Room, Level, Dimensions, Dimensions (Metric), Room Features. Lists various rooms like Living Room, Dining Room, Kitchen, etc. with their respective levels and dimensions.

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