

# \$3,200,000 - 13 Georgina Drive, Oro-Medonte

MLS® #40768930

**\$3,200,000**

3 Bedroom, 4.00 Bathroom, 3,620 sqft

Single Family on 0.00 Acres

OR52 - Shanty Bay, Oro-Medonte, Ontario

An Exceptional Opportunity Among Prestigious Estates, Surrounded by multi-million-dollar waterfront estates, this property offers the rare opportunity to enjoy as is or to invest, re-imagine, or expand with confidence, especially at a value-driven entry point compared to neighbouring properties. The Setting You've Been Waiting For! Imagine waking to panoramic lake views, stepping onto your private dock, and ending the day beside a lakeside stone fireplace as the sun sets over Kempenfelt Bay. Welcome to 13 Georgina Drive, one of the most sought-after waterfront addresses on the north shore of Kempenfelt Bay. Set on a deep, private, pool-sized lot with 120 (+-) feet of south-facing shoreline, this is more than a home its a lifestyle retreat. Property Highlights: An impeccably maintained 3,600 sq ft residence featuring 3 bedrooms, 4 bathrooms, and spacious principal rooms perfect for entertaining, with a chef's kitchen capturing breathtaking mile-wide views over the Bay.\*Covered terraces on both levels for year-round enjoyment \* Expansive windows and multiple walkouts on both levels framing unobstructed lake views \*120 (+-) ft of sun-soaked shoreline with southern exposure and magnificent sunrises \*64 ft custom cantilever dock system aluminum frame, 10 ft wide, with deep water ideal for larger boats and lakeside lounging. \*Extensive permanent breakwall, decking and multiple outdoor seating areas \*Outdoor kitchen & stone fireplace lakeside entertaining at its best \*



\*New roof (2024), 400-amp electrical system, gas heating, and heated garage \* Lush landscaping, perennial gardens & mature trees for privacy \* Prestigious Oro-Medonte location only 3 mins to Barrie, 7 mins to Highway 400, 5 mins to Royal Victoria Regional Health Centre, 60 mins to Toronto. \* Tucked away in an exclusive enclave of estate waterfront homes offering the perfect blend of tranquility and convenience. (id:6289)

Essential Information

|                |                 |
|----------------|-----------------|
| Listing #      | 40768930        |
| Price          | \$3,200,000     |
| Bedrooms       | 3               |
| Bathrooms      | 4.00            |
| Half Baths     | 1               |
| Square Footage | 3,620           |
| Acres          | 0.00            |
| Type           | Single Family   |
| Sub-Type       | Freehold        |
| Style          | Raised bungalow |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13 Georgina Drive |
| Subdivision | OR52 - Shanty Bay |
| City        | Oro-Medonte       |
| Province    | Ontario           |
| Postal Code | L4M1E9            |

Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Airport, Golf Nearby, Hospital, Park, Schools, Ski area |
| Utilities      | Natural Gas                                             |
| Features       | Southern exposure, Country residential                  |
| Parking Spaces | 8                                                       |
| Parking        | Attached Garage                                         |
| # of Garages   | 1                                                       |
| View           | View of water                                           |

|               |            |
|---------------|------------|
| Is Waterfront | Yes        |
| Waterfront    | Waterfront |

### Interior

|                 |                          |
|-----------------|--------------------------|
| Appliances      | Sauna, Water softener    |
| Heating         | Natural gas Forced air   |
| Cooling         | Central air conditioning |
| Fireplace       | Yes                      |
| # of Fireplaces | 2                        |
| # of Stories    | 1                        |
| Has Basement    | Yes                      |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Brick, Stone    |
| Exterior Features | Lawn sprinkler  |
| Foundation        | Poured Concrete |

### Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Royal LePage First Contact Realty Brokerage |
|----------------|---------------------------------------------|



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