

# 35 BRIDLE Path, Oro-Medonte, Ontario L0L 2L0

Client Full  
**Active / Residential**

**35 BRIDLE Pa Oro-Medonte**

Listing ID: 40576583  
Price: **\$1,249,000**



## Simcoe County/Oro-Medonte/OR55 - Horseshoe Valley

1.5 Storey/House

	Beds	Baths	Kitch
Lower	1	1	
Main		1	1
Second	3	2	

Beds (AG+BG): **4 (3 + 1)**  
 Baths (F+H): **4 (3 + 1)**  
 SF Fin Total: **3,120**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,049/Plans**  
 BG Fin SF: **1,071/Plans**  
 DOM: **12**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,430.00/2024**

### Remarks/Directions

Public Rmks: **Welcome to your ideal family home nestled on a tranquil court in the picturesque setting of Horseshoe Valley. This residence is a haven for outdoor enthusiasts, boasting proximity to Horseshoe Valley Resort, Settlers Ghost Golf Club, Copeland Forest for hiking and biking, and an array of other amenities that cater to an active lifestyle. The main floor offers a seamless flow, with a family room providing a cozy gathering space, a living room with large windows flooding the area with natural light, and a versatile office space. The open-concept kitchen and dining area has double doors leading out to a spacious deck, inviting you to indulge in al fresco dining while soaking in the serene country views. A mudroom, conveniently situated with access to the garage, ensures effortless organization and functionality for busy family life. The upper level features a lavish primary suite, complete with a generous walk-in closet and a 4-pc ensuite bath. Two additional guest bedrooms provide comfortable accommodation, while a shared 5-pc bath ensures convenience for family and guests. The lower level is designed for entertainment and relaxation, featuring a spacious rec room perfect for gatherings, an additional bedroom and a 3-pc bath. Ample storage space ensures clutter-free living! Located just 15 minutes from the vibrant communities of Barrie and Orillia, and a mere 25-minute drive to the sun-kissed shores of Wasaga Beach, this property offers the perfect balance of seclusion and accessibility to urban conveniences and recreational hotspots. Exciting developments are underway, with a new school and community centre being constructed nearby and set for completion in 2025, enhancing the community's appeal for families. Additionally, multiple parks in the neighborhood provide safe and enjoyable space for children to play. Situated on a private, expansive lot surrounded by mature trees, this home offers ample space for outdoor enjoyment and relaxation.**

Directions: **Horseshoe Valley Rd to Line 3 to Highland Drive to Alpine Way to Bridle Path**

### Exterior

Exterior Feat: **Deck(s), Landscaped, Patio(s), Privacy, Recreational Area, Year Round Living**  
 Construct. Material: **Brick Facing/Brick Veneer, Hardboard, Stone, Other** Roof: **Fiberglass Shingle**  
 Shingles Replaced: Foundation: **Poured Concrete** Prop Attached: **Detached**  
 Year/Desc/Source: **1999/Estimate/Other** Apx Age: **16-30 Years**  
 Property Access: **Paved Road, Public Road, Year Round Road** Rd Acc Fee:  
 Other Structures: **Playground** Winterized:  
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Asphalt Driveway, Built-In Garage, Inside Entry**  
 Parking Spaces: **10** Driveway Spaces: **8.0** Garage Spaces: **2.0**  
 Services: **Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**  
 Water Source: **Municipal-Metered** Water Tmnt: **Water Softener** Sewer: **Septic**  
 Lot Size Area/Units: / Acres Range: **0.50-1.99** Acres Rent:  
 Lot Front (Ft): **65.00** Lot Depth (Ft): **242.00** Lot Shape:  
 Location: **Urban** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Ample Parking, Beach, Cul de Sac/Dead End, Golf, Highway Access, Open Spaces, Park, Public Parking, Quiet Area, Schools, Shopping Nearby, Skiing, Trails**  
 View: **Pasture** Retire Com:  
 Topography: Fronting On: **South**  
 High School: **Eastview Secondary, St. Joseph's Catholic High School**  
 Elementary School: **W.R. Best**

### Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Ceiling Fans, ERV/HRV, Sump Pump, Water Heater Owned, Water Softener, Other**  
 Access Feat: **Doors Swing In, Hallway Width 36"-41", Hard/Low Nap Floors, Lever Door Handles, Lever Faucets**  
 Basement: **Full Basement** Basement Fin: **Partially Finished**  
 Laundry Feat: **In Basement**  
 Cooling: **Central Air**  
 Heating: **Fireplace, Gas, In-Floor**  
 Fireplace: **/Electric, Natural Gas** FP Stove Op:  
 Under Contract: **Air Conditioner, Furnace** Contract Cost/Mo:  
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**  
 Add Inclusions: **Basement level bar fridge**  
 Exclusions: **Built in Desk top in second level bedroom (will be replaced), Basement wood shelving**

Property Information

Common Elem Fee: No
Legal Desc: PCL 20-1 SEC 51M456; LT 20 PL 51M456 ORO; ORO-MEDONTE
Zoning: R1
Assess Val/Year: \$471,000/2024
PIN: 740540131
ROLL: 434601000216186
Possession/Date: Flexible/
Local Improvements Fee:
Survey: None/
Hold Over Days: 90
Occupant Type: Owner
Deposit: 5%

Brokerage Information

List Date: 05/01/2024
List Brokerage: Royal LePage Locations North (Thornbury), Brokerage

Source Board: The Lakelands Association of REALTORS®
Prepared By: Todd Vanzuilekom, Salesperson
Date Prepared: 05/13/2024

\*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 Bathroom, Dining Room, Family Room, Kitchen, Living Room, etc.

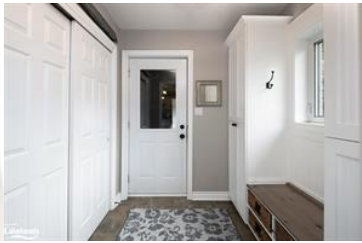
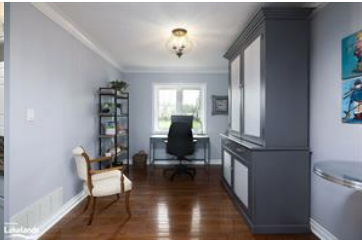
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Click the LifeStyle Match button to prioritize which property features matter most to you.

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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Date:
Information Statement:
Level:

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