

COUNTRY ESTATE

6192 Line 4 N | Oro-Medonte, Moonstone

47.5 acres of privacy, refined country living and exceptional lifestyle versatility.

47.5	2,988	3+1	3	2
ACRES	SQ. FT.	BEDROOMS	4-PC BATHS	CAR GARAGE

The Residence

Custom built in 2011, this bungalow offers 2,988 sq. ft., including 1,594 sq. ft. above grade, a 249 sq. ft. sunroom addition and 1,145 sq. ft. on the lower level. The main floor includes three bedrooms, including a primary bedroom with ensuite. All three bathrooms are four-piece, with one on the lower level. The walkout basement includes a den, wet bar, recreation room, storage room, utilities room and separate entrance through the garage.

Garage	Attached 2-car garage with openers, inside entry and separate entrance to basement.
Sunroom / Muskoka Room	14' x 18', built 2023/24 Moonstone Timber; post-and-beam construction, Sunspace 4-track windows and screens, French doors to deck, blinds, 4-panel dining-room slider, outlets, 2 chandeliers and ceiling fan; 3-season.
Exterior	Maibec board-and-batten and stone siding; last stained June 2022.
Interior finishes	Granite counters in kitchen, all bathrooms and laundry; luxury vinyl flooring on main and basement with tile in bathrooms, foyer, laundry and wet bar; all-new LED pot lights installed 2021.
Living / Dining	Jotul propane fireplace installed May 2023; white 4-panel living-room slider installed May 2023; black 4-panel dining-room slider installed November 2023.
Window coverings	Motorized blinds in living room, dining room, primary bedroom and 2 bedrooms; California shutters in main-floor bathrooms and front bedroom; blackout curtains in basement. Installed in 2022

Outdoor Living & Outbuildings

The property is set well back from the road in a quiet, sought-after Moonstone neighbourhood, with a tree-lined setting, sunset views, dark-sky Northern Lights viewing, manicured walking/riding trails around the hay fields and abundant forest and wildlife.

Workshop	24' x 30', insulated, own electrical panel with upgraded armour wire, metal roof with 6" gutters, professionally installed outdoor string lights.
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Entertainment Barn	36' x 48', converted to entertainment space with bar, stage, large windows and green room/storage (former tack room); own water supply and electrical panel with upgraded armour wire; metal roof with 6" gutters; professional outdoor string lights.
Equestrian / Grounds	Approx. 3 acres fenced with post-and-rail paddock fencing, wire mesh and gates; sand riding ring, fire pit area and managed trails.
Gardens	Two 8' x 16' U-shaped cedar raised garden beds installed June 2025 with deer fencing, plus potting shed and rinsing station with water source.
Additional	Insulated former chicken-coop storage shed with gutter; gravel driveway upgraded in 2021, graded and surfaced with clear stone.
Decks & Hot Tub	Two rear decks renovated 2023 with stainless-steel powder-coated railing; deck expanded for Beachcomber 7-seat hot tub and stairs. Rear-deck propane BBQ hookup.

Comfort, Systems & Infrastructure

Heating / Hot Water	Keeprite forced-air propane furnace with humidifier. Owned combination boiler installed July 2021 for lower-level in-floor heat and domestic on-demand hot water. Raupanel radiant system throughout lower level, installed July 2021.
Cooling	Lennox central air conditioning installed July 2021.
Generator	Generac 22kW complete-home hardwired generator installed July 2021.
Water	272-ft drilled well. UV, sediment filter, iron and sulphur filtration system installed August 2021. Well record on file.
Septic	Class 4 on-site Septic system, 5000 litre tank with effluent filter, installed in 2011. See Township of Oro-Medonte for up to date Septic Maintenance Program information.
Electrical	200-amp service. Copper Wiring & Breakers.
Sump Pumps	Primary and secondary back-up pumps installed 2021 / 2025.
Security	6 Hikvision outdoor cameras installed 2021. Telus security system owned; monitoring under contract, Seller to cancel. Buyer to arrange own monitoring.
Propane	3,785-litre / 1,000-gallon rental tank through Bryan's Fuels (Orangeville). Buyer to assume rental agreement. \$192.10 Yearly as of 2026.

Appliances & Interior Appointments

Installed July 2021: Frigidaire Gallery refrigerator and dishwasher; Frigidaire Professional 5-burner propane stove; Ancona range hood; LG electric washer and dryer; GE refrigerator at wet bar. Fireplace: Jotul propane fireplace installed May 2023. Hot tub: Beachcomber 7-seater installed December 2023.

Tax Programs & Property Use

2026 Property Taxes	\$4,161.15. Property benefits from a reduced tax rate (25%) on approximately 30% of assessed value due to MFP and FTP.
Ontario Forestry Managed Tax Program	Approx. 29 acres; update report due 2027. Not automatically transferable to Buyer on closing. Buyer must apply within a specific time period.
Farmland Class Tax Rate	Approx. 15 acres. Tenant farmer is a neighbour; two hayfields of approximately 5 and 10 acres Not automatically transferrable on closing. Buyer must apply to qualify.
Accessibility	School bus route. Approximately 25 minutes to Orillia or Midland and 10 minutes to Coldwater.

Inclusions & Exclusions

Inclusions: Frigidaire Gallery Refrigerator & Dishwasher, Frigidaire Professional 5 burner Propane Stove, Ancona Range Hood, LG Washer & Dryer (Electric), GE Refrigerator (Wet Bar), Hot Tub, Garage Door Openers & Remotes, Window coverings, ELF's except Antler Chandelier noted in exclusions. Outdoor string lights on Barn & Workshop. Dart Board, 3 pub tables with 12 Pub Chairs in Barn.

Exclusions: Antler Chandelier (Dining Room); Steel Outdoor Fire pit; Veggie pod, Barn quilt over barn door, Canoe on wall; Electric Fire Places (Basement & Dining Room) Copper Weather Vane in Vegetable Garden, Custom Metal Sign in Tack Room. Freezer in Basement Storage Room, Kayak Rack in workshop.

A Well-Cared-For Legacy Property

Key lifestyle features include privacy with no overlooking neighbours, minimal road traffic, sunset views from the rear decks and 3-season sunroom, Northern Lights viewing, walking and riding trails, birdwatching, established vegetable gardens, extensive storage, an entertainment barn capable of hosting parties and live music, and in-law capability via the attached garage and separate basement entry.

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