



**1735 Ridge Rd W, Shanty Bay**

**Asking Price: \$3,390,000**

**More information at <http://shantybay.captureexperts.com>**



**HomeLife Best Choice Realty Inc., Brokerage**

Independently owned and operated

#300-50 Sheppard Ave W, Toronto, ON M2N 1M2

Office: 416-590-2888 / 416-800-9191

Email: [torontohotproperty@hotmail.com](mailto:torontohotproperty@hotmail.com)

[www.homelifebestchoice.com](http://www.homelifebestchoice.com)





Charming Waterfront  
Country House On The Sunny  
Shores of Lake Simcoe

**6.14 acre water front estate located in prestigious "Shanty Bay Estates" in Oro-Medonte, with sunny southern exposure. Only 10 minutes drive to the City of Barrie and 60 minutes to Toronto, with both highway access and a regional airport nearby. A private laneway winds through the trees, past the tennis court, to the sprawling ranch bungalow that boasts 4,000 square feet, 3 bedrooms all with ensuites, cedar lined closets and numerous walkouts. 227 feet of shoreline with extensive stonework, patio area. Chill on the boathouse rooftop deck with the family, sunbathe on the rocks or sip your morning coffee on the covered patio while enjoying the panoramic views of the sparkling blue water of Lake Simcoe.**



Kitchen x 1      Laundry x 1  
Family Room x 1      Foyer x 1  
Library/Office x 1

Living Room x 1  
Dining Room x 1  
Master Bedroom x 1      Bedroom x 2  
Bathroom x 3.5

**1735 Ridge Rd W | REX CHENG**

## Property Features:

- **Secluded lakeside 6.14 acre estate with sunny southern exposure.**
- **227' of shoreline with extensive stonework and large 30'X20' boathouse with lifts for 2 boats plus an expensive rooftop deck**
- **Brick and stucco ranch bungalow boasting 4000 square feet with 3 bedrooms and 3 & 1/2 bathrooms.**
- **Principal rooms include a large Great Room with wood-burning fireplace, working Kitchen with separate dinette, dining room, library/office, convenient main floor laundry room with massive storage, family room and multiple walkouts throughout.**
- **Master bedroom boasts a 5 pc ensuite. All 3 bedrooms each having their own ensuites. Lots of storage space with cedar lined closets.**
- **2 New furnaces being installed**
- **Full-sized tennis court with covered hut, great sun shelter**
- **This property is being sold "as is", under power of sale, with no representations as to warranty. The buyer is to verify all information**
- **Great investment opportunity**
- **Possibility of vendor take back second mortgage to facilitate purchase.**
- **Walking distance to Shanty Bay Public School**
- **15 minutes drive to Georgian Mall**
- **Close to Hwy 400, Hwy 11, all amenities including shopping, hospital, ski resorts, golf courses and snowmobile trails**



**1735 Ridge Rd W | REX CHENG**

# Survey & Site Plan

