



Krista Alkerton, Broker
Exceptional Service. Exceptional Properties.



Beautifully maintained, this "7-year young" home has been a family cottage and has rarely been used. In absolute move-in condition, this exceptional property offers propane heat, central air and a drilled well.

The perfect mix of the "rustic charm" of yesteryear and the modern conveniences of today, this oasis on the water would make a wonderful year round home or recreational property.

For more information and photos, view the Virtual Tour at

<http://www.youtube.com/watch?v=yJtSuvlttXA>



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Welcome to 4176 McRae Park Road

A nature lover's paradise! This custom built bungalow, nestled on the shores of Lake Simcoe, is the ultimate private retreat. Situated on over 5 acres, this property boasts mature trees, extensive landscaping and 428' of frontage on Lake Simcoe. Appreciated by boaters for its navigable waterways and access to the Trent-Severn, Lake Simcoe also offers excellent fishing, canoeing/kayaking and swimming. Hike the trails at McRae Provincial Park, just down the road, and experience wildlife in their natural habitat. A boat launch & docking facilities are also offered at the park. Minutes to the City of Orillia and Casino Rama, this home is close to all amenities and recreation/entertainment facilities.

Charming from the outside in, this board & batten and stone exterior ranch bungalow boasts 2,010 square feet with 3 bedrooms and 2 baths. An oversized & insulated triple car garage (with inside entry) and long driveway provide ample parking for guests and family vehicles. Relax on one of the two covered verandahs and let the sounds of nature surround you. Offering exceptional craftsmanship and quality finishings, this home exudes true attention to detail. Take a look!



Step Inside!

Slate floors greet you at the front door and extend through the main hallway. You will be impressed immediately by the elegance and warmth of this home. A transom window and co-ordinating side panels, drench the foyer in natural light. Double French doors lead to the the Great Room.

- Slate tile floor in the foyer and main hall
- Neutral colour palette and wood trim
- Inside entry to triple car garage



Entertain in Style!

Entertain guests or relax with family in this spacious living room. A soaring cathedral ceiling adds drama to the space while pine plank floors add “rustic charm” to this inviting room. The focal point of the room is the stone wood-burning fireplace. Cuddle up on those chilly nights!

- Pine floors and neutral décor
- Wood-burning fireplace flanked by large windows overlooking the grounds
- Cathedral ceiling



A Gourmet's Delight!

Cooking will be fun again in this designer kitchen. Slate floors and a coordinating back-splash complement the custom cabinetry perfectly. Granite countertops, and a centre island, provide lots of room for meal preparation.

- Decorative slate tile backsplash
- Glass doored display cabinets and custom pine cabinetry
- Large centre island/breakfast bar with storage



The Heart of a Home!

Family meals can be enjoyed in this sun-drenched breakfast nook. Two sets of oversized patio doors, with transom windows, not only flood the space with natural light but also provide access to the two covered verandahs and yard. Perfect setup for barbecuing and outdoor entertaining.

- Sunny dining area with slate tile floors
- Two sets of patio doors lead to covered verandahs and yard
- Convenient main floor laundry



Beds & Baths

This home boasts 3 generous family bedrooms. The spacious master bedroom offers a huge walk-in closet with custom organizer and private 4 pc ensuite. The two additional family bedrooms are served by the main 3 pc bath. All the bedrooms offer pine floors and neutral décor. Crawl space storage on lower level.

- 4 pc ensuite with jet bath & separate shower
- 3 pc bath serves 2 family bedrooms
- Window coverings included. Central air.



Waterfront Living

A tree-lined path leads to the water's edge where a wide variety of water activities are possible. Canoe, fish, swim or just sit and watch the boats go by. 428' of frontage on Lake Simcoe is yours to enjoy. A dock is perfect for fishing or sunbathing and the views will have you relaxed and rejuvenated in no time.

- Private 5 acre waterfront property
- 428' of frontage
- Easy access to Trent-Severn Waterway

