

KRISTA ALKERTON

Exceptional Service. Exceptional Properties.



This custom built bungalow, nestled on the shores of Lake Simcoe, is the ultimate private, peaceful retreat. Situated on over 5 acres, this property boasts mature trees, extensive landscaping and 476'+/- 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. Ride your bike to McRae Provincial Park, just down the road, and experience wildlife in their natural habitat as you hike the trails. A boat launch, docking facilities and a sandy beach are also offered at the park or swim at the private beach available only to local residents. Minutes to the City of Orillia and Casino Rama, this home is close to all amenities and recreation/entertainment facilities.

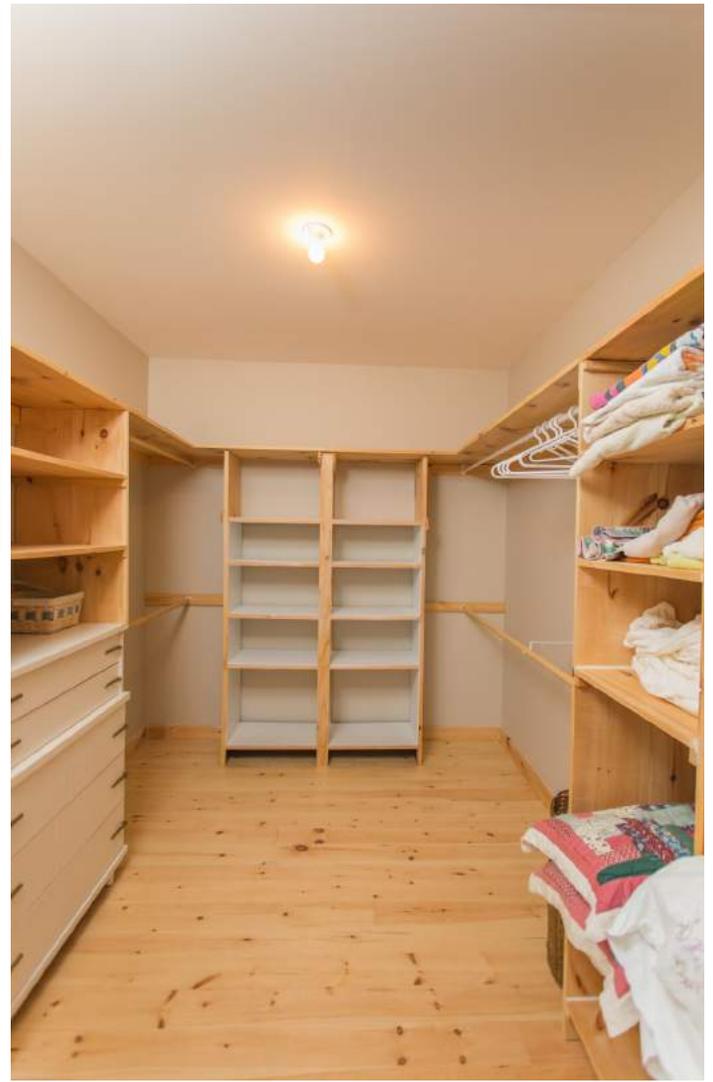
Charming from the outside in, this board & batten and stone exterior ranch bungalow boasts 2,013 square feet with 3 bedrooms and 2 baths. An oversized & insulated triple car garage, with inside entry, and long driveway provide ample parking for guests and family vehicles. Relax on one of the two covered verandahs and let the sounds of nature surround you. Take a look!

Welcome to 4176 McRae Park Road: *A Nature Lover's Paradise!*



Slate tiles grace the floor of the foyer and extend through to the main hallway and the kitchen. Double French doors lead from the foyer to the warm and inviting living room. A soaring Cathedral ceiling adds drama to the spacious living room that also features pine plank floors, custom pine display shelves and a cozy stone wood burning fireplace. Large windows bring the sunshine in and offer serene views of the birds in the trees.

The family chef will appreciate the design and function of the gourmet kitchen that offers granite countertops, custom cabinetry and a slate backsplash. The centre island/breakfast bar offers additional space for storage and meal preparation and the stainless steel fridge, stove, dishwasher and microwave are included. Two sets of oversized patio doors, with transoms, lead from the breakfast nook to two covered verandahs and the yard—ideal for barbecuing. Perfect kitchen for entertaining and family gatherings.



This home boasts 3 generous family bedrooms. The master offers a huge walk-in closet with custom organizer and is served by a private 4 pc ensuite with jet bath and separate shower. The two additional bedrooms are served by the main 3 pc bath. All the bedrooms offer pine floors, neutral décor and oversized windows for bright and airy spaces.

The laundry room is located on the main level for your convenience. A built-in shelving unit offers lots of storage space and the washer and dryer are included. Additional storage space is available in the lower level crawl space.



A tree-lined path leads to the water's edge where you can canoe, kayak, fish, swim or just sit back and watch the boats go by. 476'+/- of frontage on Lake Simcoe is yours to enjoy. The new dock is perfect for fishing or sunbathing and the views will have you de-stressed in no time. This private, 5 acre waterfront property offers the perfect shoreline for those who want to enjoy the simple beauty of nature. Surrounded by mature trees, it's the perfect, private escape.

The garage door opener and water softener are also included. Propane gas heat and central air (propane tank is a rental).

For more information or to view the virtual tour visit
www.alkerton.com

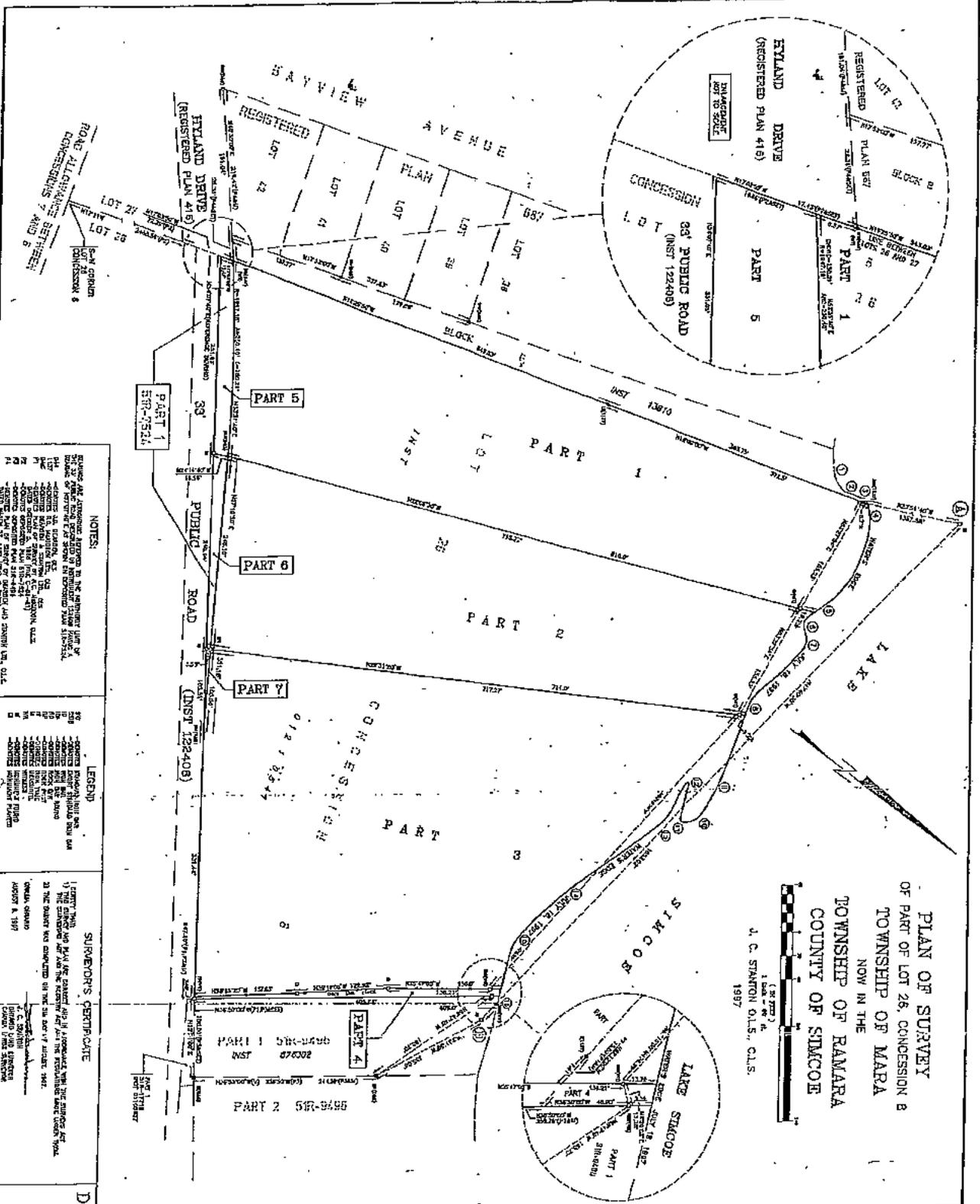
Krista Alkerton
- BROKER -

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PLAN OF SURVEY
 OF PART OF LOT 26, CONCESSION B
 TOWNSHIP OF MARRA
 NOW IN THE
 TOWNSHIP OF RAMARA
 COUNTY OF SIMCOE

J. C. STANTON O.L.S., C.L.S.
 1997



NOTE: THIS PLAN IS A PART OF THE ORIGINAL PLAN REGISTERED AS PLAN 518-27086.

DATE: AUGUST 7, 1997

REGISTERED AND DEPOSITED DATE: SEP 21, 1997

REGISTERED AND DEPOSITED BY: J. C. STANTON O.L.S., C.L.S.

REGISTERED AND DEPOSITED AT: SIMCOE COUNTY LAND SURVEYORS' OFFICE, 1000 KENNEDY ROAD, SCARBOROUGH, ONTARIO M1T 2X7

NOTE: THE PART OF LOT 26, CONCESSION B, TOWNSHIP OF MARRA, NOW IN THE TOWNSHIP OF RAMARA, COUNTY OF SIMCOE, IS SHOWN IN THIS PLAN.

PART	DESCRIPTION	REGISTERED	AREA (A.C.)
1		1325	1.25
2		245	0.24
3	PART OF LOT 26 CONCESSION B	INST 021084	4.24
4		5075	5.07
5		5175	5.17
6		0.89	0.89
7		0.07	0.07

POINTS TO WATER'S EDGE JULY 18, 1997

INSTRUMENT AT STATION "C" ORIGIN SET ON STATION "A"

POINT	ANGLE	RIGHT	DISTANCE
1	243500'		1482.1
2	340900'		1882.8
3	240000'		1354.5
4	231100'		1351.5
5	151500'		1376.7
6	170800'		1404.7
7	161100'		1387.3
8	122900'		1468.5
9	81000'		1555.3
10	72400'		1533.5
11	72000'		1583.5
12	81000'		1543.5
13	71700'		1561.3
14	44400'		1716.7
15	81200'		1720.7
16	04100'		1824.5

NOTES:

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LEGEND:

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SURVEYOR'S CERTIFICATE:

I, J. C. STANTON, O.L.S., C.L.S., DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE PROVINCE OF ONTARIO AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT.

DATED: AUGUST 7, 1997

J. C. STANTON

DEARDEN AND STANTON LTD
 ONTARIO LAND SURVEYORS
 CANADA LAND SURVEYORS
 CONSULTING ENGINEERS

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