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Life / Homes

Luxury bungalow with backyard golf course

Ranch-style Orillia home is sized for family or business on Hawk Ridge Golf Club

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The spacious home's fully landscaped, 1-1/2-acre lot backs onto golf fairways.

By: **Allison Harness** Real Estate Reporter, Published on Fri Oct 10 2014

Orillia

Location: 1273 Hawk Ridge Cres.,

Division Rd. W. and Burnside Line

Asking price: \$829,000

Size: about 3,251 sq. ft., plus a fully finished basement

Lot: 1.5-acres, double-car attached garage, private drive

Taxes: \$6,070 (2014)

Bedrooms: 3 plus 2

Bathrooms: 4

With a 1-1/2-acre lot backing onto Hawk Ridge Golf and Country Club in Orillia, this ranch bungalow comes complete with high-end features and a finished lower level that has a backyard walkout.

"The property has been landscaped to take advantage of the views and lay of the land, flaunting many perennial beds, flagstone walkways, a patio with a barbecue area, a pond, mature trees, and a stunning glass house/gazebo, as well as excellent curb appeal," says listing agent Anne Chilton.

This is an executive-updated, move-in ready home ideal for those who love large-scale living in the prestigious Hawk Ridge Golf Club and Course setting.

"Interior details of the home include nine-foot main-floor ceilings, crown moulding and hardwood floors. The open-concept design of the home accentuates its spaciousness. The finished basement incorporates more family friendly living space, with great versatility to accommodate guests or a home business," adds Chilton.

The property is situated close to Lake Couchiching, about an hour and 40 minutes northeast of Toronto.

"This home has easy access to many amenities and recreational activities, from the slopes at Mount St. Louis Moonstone and Horseshoe Resort to the cross-country trails at Hardwood Ski and Bike. There are public boat launches on the lake, as well as beaches, parks and trails.



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"As well, there are quality schools nearby in central Orillia, along with post-secondary opportunities at Lakehead University and Georgian College," Chilton says. "The city also plays host to festivals and events, including the Mariposa Folk Festival.

"Shopping and dining options are also plentiful from big box retailers to charming local shops."

With a brick-and-stone exterior, this sprawling abode has a long interlocking brick walkway to the over-sized front entrance. The door is flanked on both sides by windows, optimizing the amount of natural light. The foyer features a ceramic tile floor, crown moulding and a double closet.

On one side of the foyer is an office room with double French entry doors, crown moulding, a large window and a hardwood floor.

A few steps up from the foyer lead to the open-concept living space, and the staircase to the lower level. The stairway is surrounded on three sides with open partitions, maintaining the airy ambiance of the home.

The large living room and dining room are combined and have hardwood floors. The living room features a double-sided gas fireplace, track lights, crown moulding and a picture window. The dining room has crown moulding and another picture window. The open-view stairway partitions allow for views into the kitchen.

Custom designed, highlights of the kitchen are granite counters, pot lights, a hardwood floor, high-end stainless steel appliances with an over-sized fridge and a six-burner gas stove, a window over the double sink, a raised breakfast bar, antique finished maple cabinets with crown moulding, and a ceramic tile diagonal-pattern backsplash.

The adjoining breakfast room or sun room features floor-to-ceiling windows on all sides, a vaulted ceiling with a semi-circle arched floor-to-ceiling window as a focal point. It also boasts a double French door walkout and a hardwood floor.

Open to the family room, the kitchen has a hardwood floor, a vaulted ceiling, pot lights, a double-sided fireplace shared with the living room, and a double French door walkout to a Juliette balcony with a large arched transom window above.

There is also a powder room on the main floor and a laundry/mud room with direct access to the garage.

Three bedrooms are on this level, as well. The master bedroom boasts a double entry door, a hardwood floor and a large picture window. It features a five-piece ensuite with a ceramic-tile floor, a vaulted ceiling, a step-up jet tub with a ceramic tile surround and a large window and arched transom above. It also features a floor-to-ceiling maple vanity boarded by two pedestal sinks.

The second bedroom features a hardwood floor, a picture window with an arched transom above and a vaulted ceiling. The third bedroom has a hardwood floor. A four-piece bathroom with wainscoting and a ceramic tile floor serves these secondary bedrooms.

In the finished basement is an ample-sized second family room with a gas woodstove, above-grade windows and a laminate floor, with room enough to accommodate a games table. The lower level has its own foyer or mudroom with a ceramic tile floor and double French door walkout, as well as an exercise room and office room. There are two extra bedrooms in the basement with above grade windows and closets, as well as a four-piece bathroom.

To have a look at this property contact listing agents Anne Chilton and Lance Chilton, Re/Max Chay Realty Inc., Brokerage, 705-722-7100 or 705-795-5167; www.thechiltonteam.com.

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