

# **\$1,150,000 - 5486 FAIRVALLEY Road**

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## **Listing ID: 40343245**

**\$1,150,000**

3 Bedrooms, 2 Bathrooms, 0.39 acres

Single Family

5486 FAIRVALLEY Road, Ramara Twp,  
Ontario, L3V0N1

NEW Tarion warrantied custom home. Located 10mins out of Orillia. Over 1,600 sqft Bungalow with 3 bedrooms two Bathrooms and large triple car garage. including a master with ensuite featuring glass walk in tiled shower/floors and double sinks, and a large walk in closet. The two other bedrooms are on the opposite side of the home and have a conveniently located 4pc guest bath with tiled floor and tiled bath surround. The centrepiece of this home is the expansive main room with open concept kitchen with quartz counters and 8' island, LED pot lights, large windows and plenty of room for dining and living space. There is also a walkout to a covered corner porch perfect for morning coffee. The triple garage features large windows and inside entry to the home. There is also a main floor laundry room with plenty of storage. Added features are the exterior stone accents and maintenance free exterior, along with eave lighting in the front covered porch and above the garage doors. The basement offers a blank slate and flexibility with the entrance being near the garage entry, it is well thought out with all utilities off to the side and a rough in for a third bath. Also of note is the addition of an egress window allowing for a 4th bedroom. Central heat

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provided by propane furnace and A/C.

Opportunity to choose flooring and  
countertops! \*taxes not set\* (id:37775)

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Listing Office:ROYAL LEPAGE REAL QUEST REALTY, BROKERAGE, ORILLIA