

\$949,000 - 1043 Fleming Drive W, Gravenhurst (morrison)

MLS® #canada_23544

\$949,000

3 Bedroom, 2.00 Bathroom,
Single Family

Morrison, Gravenhurst (morrison), Ontario

New home. INCLUDED 10K ALLOWANCE FOR APPLIANCES, 12X20 DECK WITH A METAL RAILING, 3K ALLOWANCE FOR WINDOW COVERINGS AND CLOSET SYSTEMS. The lot is fully treed with 295ft frontage in a subdivision of similar properties. It is a short drive to Kahshe lake. There is a marina on the lake as well as one down the road., Kahshe lake has a private members beach and good boating. The property is located close to highway 11 and a short drive to Orillia or Gravenhurst. Pictures and 3D tour are of a recently completed home similar to the new build with the same floor plan and similar finishings. Upgrades and colour changes can be added based on the completion at the time of purchase. The house will have a high efficiency propane furnace, a HRV system and central Air conditioning. Completion date Fall 2024. Cathedral ceiling in the great room. Open concept layout featuring wide plank engineered hardwood and tile throughout. Full LED lighting, feature walls and stained false beams throughout, Designer custom kitchen and quartz countertops. Large entrance foyer and main floor laundry. Oversized molding both casing and baseboard. Electric fireplace in the living room. Two bathrooms a 4 piece and 3 piece Primary bedroom ensuite . ICF foundation Tarion warranty. Basement is drywalled with electric outlets and a second electrical pony panel for easy finishing. See



plans (attached) for exact measurements. Very close access to highway 11 and Huntsville.
(id:6289)

Essential Information

MLS® #	canada_23544
Price	\$949,000
Bedrooms	3
Bathrooms	2.00
Type	Single Family
Sub-Type	Freehold
Status	Active

Community Information

Address	1043 Fleming Drive W
Subdivision	Morrison
City	Gravenhurst (morrison)
Province	Ontario
Zip Code	P0E1G0

Amenities

Features	Wooded area, Rolling, Wetlands, Marsh
# of Garages	1

Exterior

Lot Description	295 x 131 FT 1/2 - 1.99 acres
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Additional Information

Date Listed	December 3rd, 2024
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