

SIMCOE COUNTY BUYERS GUIDE



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Towns & Cities

Overview

The county boasts an estimated population of over 530,000 people, making it the largest county by population in Ontario.

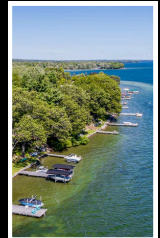
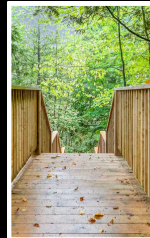
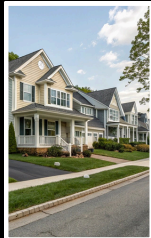
Its strategic location, approximately 90 kilometers north of Toronto, offers residents easy access to the Greater Golden Horseshoe while maintaining a more relaxed pace of life.

Towns & Townships

- Town of Bradford West Gwillimbury
- Town of Collingwood
- Town of Innisfil
- Town of Midland
- Town of New Tecumseth
- Town of Penetanguishene
- Town of Wasaga Beach
- Township of Adjala-Tosorontio
- Township of Clearview
- Township of Essa
- Township of Oro-Medonte
- Township of Ramara
- Township of Severn
- Township of Springwater
- Township of Tay
- Township of Tiny

Cities

- City of Barrie
- City of Orillia



Barrie: The Urban Hub of Simcoe County

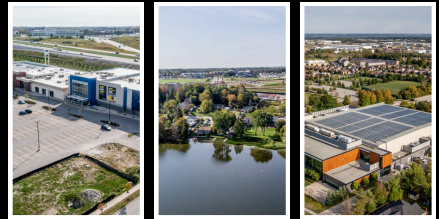
City Overview

- Approximately 150,000 residents
- 90 km north of Toronto, making it an ideal commuting location
- Humid continental climate with warm summers and cold winters

Barrie's proximity to Toronto allows for an easy commute while providing a more relaxed lifestyle. The city has become increasingly popular among those looking to escape the fast-paced life of larger cities, offering a blend of suburban tranquility and urban convenience.

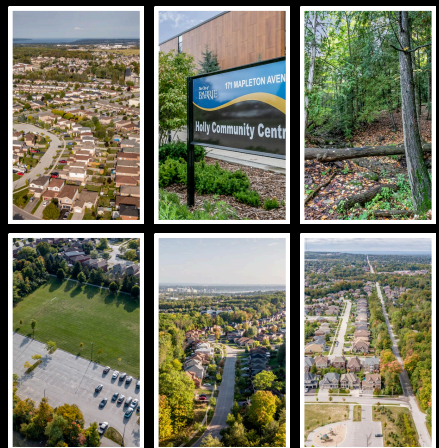
The housing market is diverse, catering to various buyer needs. Options include single-family homes, townhouses, condominiums, and waterfront properties. Approximately 70% of residents own their homes.

**SIMCOE
COUNTY'S
LARGEST
URBAN HUB**



Popular Neighborhoods:

- Painswick South: Family-friendly with excellent schools and parks, making it ideal for young families.
- Holly: Known for its mature trees and community centers, Holly offers a mix of affordable homes and recreational activities.
- Innis-Shore: A newer neighborhood featuring upscale homes and quiet streets, perfect for families seeking a peaceful environment.
- Ardagh Bluffs: Renowned for its extensive green spaces and hiking trails, this area is great for outdoor enthusiasts and families.



Orillia: The Sunshine City



City Overview

Population: Approximately 33,000 residents

Location: Situated between Lake Couchiching and Lake Simcoe, about 90 minutes north of Toronto

Orillia's picturesque setting and vibrant community make it a desirable location for families, retirees, and young professionals alike. The city's strategic location allows residents to enjoy both the tranquility of nature and the conveniences of urban living.

With access to two major lakes, Orillia is a haven for water sports enthusiasts. Activities such as boating, fishing, swimming, and hiking are easily accessible. Nearby Bass Lake Provincial Park offers additional recreational opportunities with its trails and sandy beach.

Housing Options

Orillia's real estate market offers diverse housing options suitable for various budgets and lifestyles. Buyers can find historic Victorian homes, modern townhouses, waterfront properties, and family-friendly suburban homes. The city is known for its affordability compared to larger urban centers.

Popular Neighbourhoods

The **South Ward** features a variety of housing options, including single-detached homes, semi-detached houses, and townhouses. Many properties boast larger lots and mature trees, contributing to the neighborhood's character.

The **West Ward** offers a blend of residential living and access to recreational activities, making it ideal for families and outdoor enthusiasts. The median income aligns with the city average, providing affordable housing options.

The **North Ward** is known for its peaceful atmosphere and proximity to nature. This area tends to attract families and retirees who enjoy a quiet environment. The population here is slightly older on average compared to other wards.

Westridge is a newer development area that has become popular among young families and professionals due to its modern amenities and community feel. The income levels are generally aligned with or slightly above the city average, reflecting the newer developments that cater to middle-class buyers.

Education and Healthcare

Orillia is home to Lakehead University's Orillia campus and Georgian College's Orillia campus. The city is served by the Orillia Soldiers' Memorial Hospital, providing comprehensive healthcare services to the community.



Oro-Medonte:

Where Rural Meets Recreation

Town Overview

Oro-Medonte is a township located in south-central Ontario, Canada. It was formed in 1994 through the merger of the neighboring townships of Oro and Medonte. The township is situated on the northwestern shores of Lake Simcoe and is part of Simcoe County. It features a mix of rural landscapes, recreational opportunities, and residential communities, making it an attractive area for both residents and visitors.

Horseshoe Valley

Horseshoe Valley is a well-known area famous for its year-round recreational activities. In winter, it transforms into a ski resort destination, attracting outdoor enthusiasts for skiing and snowboarding. During the warmer months, the valley offers hiking trails, mountain biking paths, and golf courses. The community is family-friendly and features a mix of residential properties, including chalets and modern homes, making it a popular choice for both permanent residents and seasonal visitors.

Moonstone

Moonstone is a quaint community nestled in the heart of Oro-Medonte. Known for its rural charm and proximity to nature, it offers a peaceful lifestyle surrounded by forests and farmland. The area is ideal for those who enjoy outdoor activities such as hiking, horseback riding, and cycling. Moonstone features a mix of older homes and newer developments, appealing to families and individuals looking for a serene environment.

Craighurst

Craighurst is another notable community within Oro-Medonte, providing residents with easy access to local amenities while maintaining a rural atmosphere. The area has seen growth in recent years, with new housing developments that cater to families and young professionals. Craighurst is conveniently located near major highways, making it an attractive option for commuters who work in nearby urban centers.

Hawkestone

Hawkestone is a picturesque lakeside community along the shores of Lake Simcoe. It offers stunning waterfront views and easy access to water activities such as boating, fishing, and swimming. The neighborhood features a mix of cottages and year-round homes, making it a desirable location for those seeking a relaxing lifestyle by the lake. Hawkestone's friendly atmosphere and community events foster a strong sense of belonging among residents.



Ramara: Rural Charm with Lakeside Living

Town Overview

- Population: Approximately 10,377
- Location: Northeast shore of Lake Simcoe, stretching from Gamebridge to Orillia

The Township of Ramara offers a perfect blend of rural living and lakeside charm. Located on the eastern shore of Lake Simcoe, Ramara provides residents with stunning natural beauty and a relaxed lifestyle.

Ramara's lifestyle is centered around outdoor recreation and community events. The township boasts numerous parks, trails, and beaches, making it ideal for nature enthusiasts and those seeking a quieter pace of life.



Attractions

With five beaches and numerous parks, residents enjoy activities such as swimming, fishing, and hiking. The Trent-Severn Waterway offers boating opportunities for enthusiasts.

The township is home to Casino Rama, which provides entertainment options including concerts and gaming. Local community events foster a strong sense of belonging.

While amenities may not be within walking distance in some areas, local shops and restaurants can be found in nearby communities. Residents typically access healthcare services in nearby Orillia.



Types of Homes in Ramara

Ramara offers diverse housing options, with 90% being single-detached homes built from the 1960s onward. The area features waterfront properties along Lake Simcoe, seasonal cottages, and spacious rural homes, making it ideal for both permanent residents and vacationers seeking lakeside living.



Township of Severn: Gateway to Cottage Country

Town Overview

The Township of Severn, located in Ontario, is a picturesque municipality with diverse communities that cater to various lifestyles and preferences. Here's an overview of four key areas—Port Severn, Coldwater, Washago, and Westshore—to help potential homebuyers understand their options.

Coldwater

Established in 1836 and incorporated as a village in 1908, Coldwater offers a warm riverside atmosphere with unique shops and eateries. The community is home to important heritage sites such as the Coldwater Mill Provincial Historic Site and the Canadiana Heritage Museum, which includes the Woodrow Homestead set on 6.5 acres of parkland.

Washago

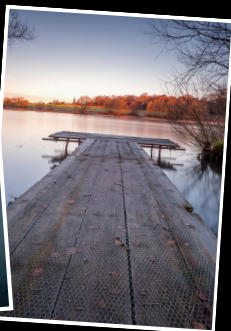
Situated near the northern part of Lake Couchiching, Washago is a community that embodies the outdoor lifestyle. It's a popular destination for both residents and visitors seeking recreational activities. The area features access to the Green and Black Rivers, as well as the Trent-Severn Waterway. Washago's downtown area boasts local restaurants and stores that often source local products, adding to its charm and community feel.

Rural Areas

Beyond these main settlements, Severn Township encompasses vast rural and agricultural lands. The landscape is dotted with natural features such as woodlands, wetlands, rivers, and lakes. These areas offer residents a chance to live close to nature while still having access to nearby urban amenities.

Westshore

Also known as Cumberland Beach, Amigo Beach, and Menoke Beach, Westshore is a growing residential area in Severn. It's situated along the western edge of Lake Couchiching and has been experiencing significant development in recent years. The area is desirable for its easy access to Lake Couchiching for various recreational activities, including boating, fishing, and snowmobiling.



Comparison Chart

City	Distance from Toronto	Access to Major Hwy	AVG Home Price (2024)	Local Attractions	Type of Community
Barrie	90 km	Yes (Hwy 400)	\$768,196	Schools, Malls, Parks	City
Orillia	135 km	Yes (Hwy 11)	\$698,000	Beaches, Lakes, Trails	City/Rural
Oro-Medonte	110 km	Yes (Hwy 400)	\$1,383,360	Ski Resorts, Golf Courses	Rural
Severn	150 km	Yes (Hwy 11)	\$1,163,609	Marinas, Nature Reserves	Rural
Ramara	140 km	Yes (Hwy 12)	\$980,333	Beaches, Campgrounds	Rural



Comparison Chart

City	Hospital	Costco	Big Grocers	Body of Water	Public Library
Barrie	Yes	Yes	Yes	Yes	Yes
Orillia	Yes	Yes	Yes	Yes	Yes
Oro-Medonte	No	No	No	Yes	No
Severn	No	No	No	Yes	Yes
Ramara	No	No	No	Yes	Yes



Embrace Your Journey


Simcoe County is more than just a location – it's a lifestyle choice offering endless possibilities for your future. From access to beautiful waterways to thriving community centers, each area presents unique opportunities for creating your ideal home life.


As your dedicated real estate professionals, we bring local expertise and market insight to every step of your home-buying journey. Our commitment is to help you make informed decisions that align with your goals and dreams.

Together, we'll navigate the path to finding not just a house, but a place you'll proudly call home in our wonderful Simcoe County community.

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