

# 283 MARY Street, Orillia, Ontario L3V 3E8

Client Full  
**Pending / Residential**

**283 MARY St Orillia**

MLS® #: 40304211  
 Price: **\$524,900**



## Simcoe County/Orillia/West Ward

2 Storey/House

	Beds	Baths	Kitch
Basement	1	1	
Main		1	1
Second	4	1	

Beds (AG+BG): **5 (4 + 1)**  
 Baths (F+H): **3 (2 + 1)**  
 SF Fin Total: **1,915**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,610/Other**  
 BG Fin SF: **305/Other**  
 DOM/CDOM: **27/27**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,783.93/2021**

### Remarks/Directions

Public Rmks: **Get into the market in this 4+1 bedroom home with high and dry, mostly finished basement (fam rm/small bedroom/3 piece and separate entrance has R2 zoning -Can apply for second unit!!) Bright interior with new laminate floors throughout, new windows, newer furnace (roof good too!) and an open concept living/kitchen area. Enjoy the sunny front porch for evening repose with great neighbours in a quiet area. Separate dining room with two entrances. Great price for this in-law capable (features separate entrance here and Large utility room could be another finished bedroom. Parking for two cars at the back but check out the large backyard with slope for the kids toboggan rides! Huge main floor bathroom with jacuzzi and separate shower. Priced to move in fast! Don't miss this exceptional family home and super investment close to hospital, schools, park and all city amenities!**

Directions: **Mary Street east off Westmount**  
 Cross St: **Westmount**

### Common Elements

Locker:

Balcony:

### Exterior

Construct. Material:	<b>Aluminum Siding, Vinyl Siding</b>	Roof:	<b>Asphalt Shingle, Tar and Gravel</b>
Shingles Replaced:		Prop Attached:	<b>Detached</b>
Year/Desc/Source:	<b>1942//Assessor</b>	Apx Age:	<b>51-99 Years</b>
Other Structures:	<b>Shed</b>	Winterized:	
Pool Features:	<b>None</b>		
Garage & Parking:	<b>Outside/Surface/Open//Mutual/Shared Driveway</b>		
Parking Spaces:	<b>2</b>	Driveway Spaces:	<b>2.0</b>
Services:	<b>Cable, Electricity, Garbage/Sanitary Collection, Telephone</b>	Garage Spaces:	
Water Source:	<b>Municipal</b>	Sewer:	<b>Sewer (Municipal)</b>
Lot Size Area/Units:	<b>/</b>	Acres Rent:	
Lot Front (Ft):	<b>31.87</b>	Acres Range:	<b>&lt; 0.5</b>
Location:	<b>Urban</b>	Lot Depth (Ft):	<b>175.58</b>
Area Influences:	<b>Hospital, Landscaped, Public Transit, Rec./Community Centre</b>	Lot Shape:	<b>Rectangular</b>
Topography:	<b>Sloping, Wooded/Treed</b>	Land Lse Fee:	
Local Impvmt:	<b>No</b>	Fronting On:	
School District:	<b>Simcoe County District School Board</b>		
High School:	<b>Orillia Secondary</b>		
Elementary School:	<b>LIONS OVAL /Secondary-TWIN LAKES</b>		


### Interior

Interior Feat:	<b>Ceiling Fans, In-law Capability</b>		
Basement:	<b>Full Basement</b>	Basement Fin:	<b>Partially Finished</b>
Basement Feat:	<b>Separate Entrance</b>		
Laundry Feat:	<b>In Basement</b>		
Cooling:	<b>None</b>		
Heating:	<b>Forced Air, Gas</b>		
Under Contract:	<b>Hot Water Heater</b>	Contract Cost/Mo:	<b>29.00</b>
Inclusions:	<b>Dryer, Range Hood, Refrigerator, Stove, Washer, Window Coverings</b>	UFFI:	<b>No</b>
Furnace Age:	<b>2019</b>	Tank Age:	

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	<b>No</b>
Legal Desc:	<b>PT LT 195 S/S MARY ST. PL 392 ORILLIA AS IN RO144003 S/T &amp; T/W RO1443003 ORILLIA</b>	Survey:	<b>None/</b>
Zoning:	<b>R2</b>	Hold Over Days:	<b>90</b>
Assess Val/Year:	<b>\$201,000/2022</b>	Occupant Type:	<b>Owner</b>
PIN:	<b>586480024</b>	Deposit:	<b>5%</b>
ROLL:	<b>435203030305700</b>		
Possession/Date:	<b>Flexible/</b>		
Possession Rmks:	<b>TBA</b>		

Brokerage Information

List Date: **08/03/2022**  
Close Date: **10/07/2022**  
List Brokerage: **Right At Home Realty Brokerage**   
Source Board: **Barrie and District Association of REALTORS®**

Prepared By: **Darby Hiles, Broker**

Date Prepared: **09/01/2022**

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Front and side



Front View



Open concept Kitchen



Fresh decor Liv Rm



Living Room



Dining Rm



Dining



Porch Sunroom



Main bathroom 4 Pc



Jacuzzi tub



Hall stairs



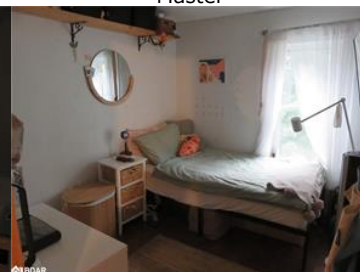
Master



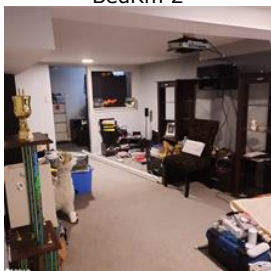
2Pc Semi Ensuite



BedRm 2



Bedrm 3



3 Piece Washroom in Bsmt



Sep entrance to Bsmt Fam Rm  
with BR at back



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# 6 GEORGE Street, Orillia, Ontario L3V 2V2

Client Full  
**Pending / Residential**

**6 GEORGE St Orillia**

MLS® #: 40303588  
 Price: **\$499,000**



**Simcoe County/Orillia/West Ward**  
**Bungalow/House**

	Beds	Baths	Kitch
Lower	1		
Main	2	1	1

Beds (AG+BG): **3 (2 + 1)**  
 Baths (F+H): **1 (1 + 0)**  
 SF Fin Total: **704**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **704/Owner**  
 DOM/CDOM: **13/48**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,504.18/2022**

**Remarks/Directions**

Public Rmks: **Attention investors or first time home Buyers, Upgraded 3 bedroom home in west ward of Orillia! This cozy home features front entry mudroom, cathedral ceilings, open concept, maple kitchen w/cathedral cabinets and slate flooring with double door walk-out to deck. Birch hardwood floors, updated bathroom, finished basement with primary bedroom with full size closet. Living room and laundry. Shingles replaced appx 7 years ago, fenced large backyard with deck, sheds and fire pit. Parking for 3 vehicles. Family friendly neighbourhood, Harriett Todd E.S across the street, close to grocery, pharmacy, quick HWT access, hospital, shopping and more!**

Directions: **WESTMOUNT DR TO GEORGE ST**

**Common Elements**

Locker:

Balcony:

**Exterior**

Construct. Material: <b>Vinyl Siding</b>	Foundation: <b>Block</b>	Roof: <b>Asphalt Shingle</b>
Shingles Replaced: /		Prop Attached: <b>Detached</b>
Year/Desc/Source: <b>1950//Estimated</b>		Apx Age: <b>51-99 Years</b>
Garage & Parking: <b>Private Drive Single Wide</b>		
Parking Spaces: <b>3</b>	Driveway Spaces: <b>3.0</b>	Garage Spaces: /
Water Source: <b>Municipal</b>	Water Tmnt: /	Sewer: <b>Sewer (Municipal)</b>
Lot Size Area/Units: /	Acres Range: <b>&lt; 0.5</b>	Acres Rent: /
Lot Front (Ft): <b>45.60</b>	Lot Depth (Ft): <b>132.00</b>	Lot Shape: <b>Rectangular</b>
Location: <b>Urban</b>	Lot Irregularities: /	Land Lse Fee: /
Area Influences: <b>Beach, Golf, Hospital, Major Highway, Place of Worship</b>		Fronting On: <b>East</b>
Topography: /		Exposure: <b>West</b>
Restrictions: /		
School District: <b>Simcoe County District School Board</b>		
High School: <b>Twin Lakes SS</b>		


**Interior**

Interior Feat: <b>Sump Pump</b>	Basement Fin: <b>Fully Finished</b>	
Basement: <b>Full Basement</b>		
Laundry Feat: <b>In Basement</b>		
Cooling: <b>None</b>		
Heating: <b>Gas</b>		
Under Contract: <b>HWT-Gas</b>		Contract Cost/Mo: /
Inclusions: <b>Dryer, Refrigerator, Stove, Washer</b>		
Furnace Age: /	Tank Age: /	UFFI: <b>No</b>

**Property Information**

Common Elem Fee: <b>No</b>	Local Improvements Fee: /
Legal Desc: <b>LT 92 RCP 1707 ORILLIA; ORILLIA</b>	
Zoning: <b>RESIDENTIAL</b>	Survey: <b>Available/</b>
Assess Val/Year: <b>\$176,000/2016</b>	Hold Over Days: <b>90</b>
PIN: <b>586380234</b>	Occupant Type: <b>Vacant</b>
ROLL: <b>435202020915400</b>	
Possession/Date: <b>Immediate/</b>	Deposit: <b>10,000</b>
Possession Rmks: <b>Quick Closing Avail</b>	

**Brokerage Information**

List Date: **08/02/2022**  
 Close Date: **09/15/2022**  
 List Brokerage: **RE/MAX Crosstown Realty Inc. Brokerage**   
 Source Board: **Barrie and District Association of REALTORS®**

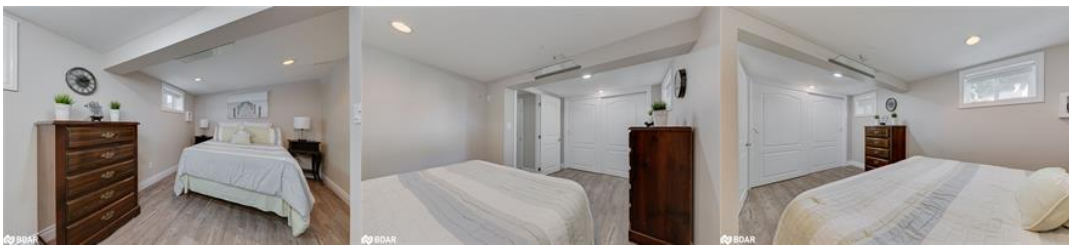
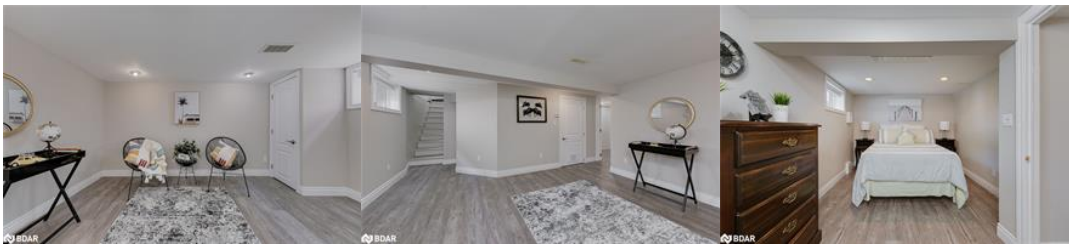
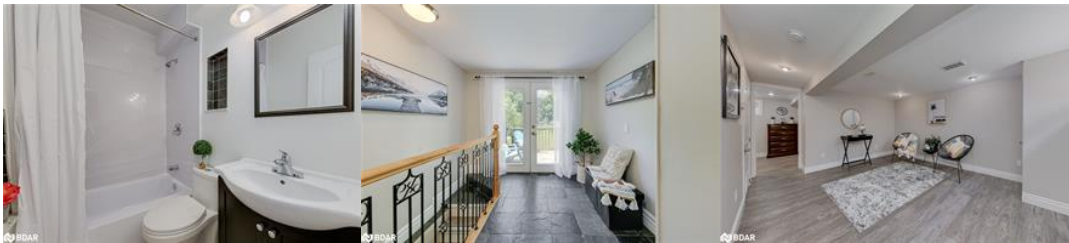
**Prepared By: Darby Hiles, Broker**

**Date Prepared: 09/01/2022**

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MLS® #: 40303588





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# 343 COLBORNE Street, Orillia, Ontario L3V 3A1

Client Full  
**Closed / Residential**

**343 COLBORNE St Orillia**

MLS® #: 40282761  
 Price: **\$549,000**



## Simcoe County/Orillia/West Ward

### Bungalow/House

	Beds	Baths	Kitch
Lower	1	1	
Main	3	1	1

Beds (AG+BG): **4 (3 + 1)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,661**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,049/Assessor**  
 BG Fin SF: **612/LBO provided**  
 DOM/CDOM: **28/28**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,493.80/2021**

### Remarks/Directions

Public Rmks: **Great three-bedroom bungalow with an In-law Suite in the basement within walking distance to the hospital. The main floor has an eat-in kitchen, a large living room and dining room with hardwood floors, a walkout to a fenced backyard from the bedroom, and a full bathroom. The lower level has a separate entrance, kitchen, living room, bedroom, bathroom and storage. Updated vinyl siding, updated window, metal roof, and updated furnace are just a few of the upgrades. Parking for five cars, fully fenced private rear yard, flexible closing**

Directions: **COLBORNE ST NEAR WESTMOUNT**  
 Cross St: **Colborne & Westmount**

### Common Elements

Locker:

Balcony:

### Exterior

Exterior Feat:	<b>Landscaped, Year Round Living</b>	Roof:	<b>Metal</b>
Construct. Material:	<b>Vinyl Siding</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:		Apx Age:	<b>51-99 Years</b>
Year/Desc/Source:	<b>1948/Completed / New/Assessor</b>	Garage Spaces:	
Garage & Parking:	<b>Private Drive Double Wide</b>	Sewer:	<b>Sewer (Municipal)</b>
Parking Spaces:	<b>5</b>	Acres Rent:	
Services:	<b>Cable, Electricity, High Speed Internet, Telephone</b>	Lot Shape:	<b>Rectangular</b>
Water Source:	<b>Municipal</b>	Land Lse Fee:	
Lot Size Area/Units:	<b>/</b>		
Lot Front (Ft):	<b>41.00</b>		
Location:	<b>Urban</b>		
Area Influences:	<b>Hospital, Landscaped, Schools, Shopping Nearby</b>		
Local Impvmt:	<b>No</b>		

### Interior

Interior Feat:	<b>In-Law Suite</b>	Basement Fin:	<b>Fully Finished</b>
Basement:	<b>Full Basement</b>		
Cooling:	<b>None</b>		
Heating:	<b>Forced Air, Gas</b>	FP Stove Op:	<b>No</b>
Fireplace:		Contract Cost/Mo:	<b>121.64</b>
Under Contract:	<b>Furnace, Hot Water Heater, Other</b>		
Inclusions:	<b>Dryer, Refrigerator, Stove, Washer</b>		

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	<b>No</b>
Legal Desc:	<b>LT 107 S/S COLBORNE ST PL 594 ORILLIA S/T INTEREST IN R01172675; S/T EXECUTION 98-03161</b>	Survey:	<b>None/</b>
Zoning:	<b>R2</b>	Hold Over Days:	
Assess Val/Year:	<b>\$194,000/2022</b>	Occupant Type:	<b>Owner</b>
PIN:		Deposit:	<b>10000</b>
ROLL:	<b>435202020407900</b>		
Possession/Date:	<b>Immediate/</b>		

### Brokerage Information

List Date: **06/23/2022**  
 Close Date: **08/12/2022**  
 List Brokerage: **RE/MAX RIGHT MOVE, BROKERAGE**   
 Source Board: **The Lakelands Association of REALTORS®**

**Prepared By: Darby Hiles, Broker**

**Date Prepared: 09/01/2022**

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