

# Property Member Full (NEW)

359 BIRCH Street, Orillia, Ontario L3V 2P5

Simcoe County / Orillia / West Ward  
Residential / Freehold/None  
Backsplit / House / Detached



**Active**  
**MLS®:** 40261059  
**List Price:** \$749,900.00  
**DOM/CDOM:** 0 / 0



**Third**  
**Second**  
**Upper**  
**Main**  
**Lower**  
**Basement**  
**Total**

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				1,000
2	1	1		
			1	802
1	1	1		
3	2	2	1	1,802
Garage	Driveway	Total	AG Range:	501 to 1000
2.0	8.0	10	AG Source:	Owner

**Recent:** **05/18/2022 : New Listing**  
**Seller:** Jeffrey James Langdon & Susan Lee Derrick  
**ARN/PIN:** 435202021425802 / 586400312  
**Legal:** LT 19 S/S WILLIAM ST, PL 582 SOUTH ORILLIA; ORILLIA

**Directions to Property:** Barrie Rd. To Jamieson Ro Birch St.  
**Cross Street:**

<b>Lot Front:</b>	40 ft	<b>Water Body:</b>	--	<b>Const Mats:</b>	Board & Batten, Wood
<b>Lot Depth:</b>	138 ft	<b>Water Type:</b>	--	<b>Approx Age:</b>	6-15 Years
<b>Lot Shape:</b>	Rectangular	<b>Waterfront:</b>	No	<b>Year/Src:</b>	2012/Owner
<b>Lot Size Area:</b>	--	<b>Water Frnt Ft:</b>	--	<b>Foundation:</b>	Poured Concrete
<b>Lot Size Src:</b>	--	<b>Sewer:</b>	Sewer (Municipal)	<b>Basement Type:</b>	Full Basement
<b>Acres Range:</b>	< 0.5	<b>Water Src:</b>	Municipal	<b>Basement Fin:</b>	Fully Finished
<b>Topography:</b>	Dry, Flat	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Asphalt Shingle/
<b>Fronting On:</b>	--	<b>Well Testing:</b>	--	<b>Garage:</b>	Detached Garage
<b>Location:</b>	Urban	<b>Well Depth:</b>	--	<b>Winterized:</b>	--
<b>Zoning:</b>	Residential	<b>Pool:</b>	None	<b>Survey:</b>	None/
<b>UFFI:</b>	No				

**REALTOR Remarks:** Offers NOT being held. Present offers with 48 hour irrevocable to: info@rainbowhometeam.com Must accompany 801 and schedule B. Cooperating brokerage commission will be reduced by 50% if the property is presented to a buyer under contract with any other agent who is not present for showing.

**Showing Remarks:** To be confirm by the seller

## Additional Property Information.

<b>Driveway Parking:</b>	Private Drive Single Wide, RV / Truck Parking
<b>Interior Features:</b>	Air Exchanger, Central Vacuum, Guest Accommodations, In-Law Suite, Separate Hydro Meters, Water Softener
<b>Exterior Features:</b>	Deck(s), Landscaped, Separate Hydro Meters
<b>Parking Features:</b>	Gravel Driveway
<b>Basement Features:</b>	Separate Entrance, Walk-Out
<b>Laundry Features:</b>	Lower Level
<b>Area Influences:</b>	Ample Parking, Downtown, Hospital, Library, Major Highway, Place of Worship, Public Transit, Schools
<b>Other Structures:</b>	Fence - Full, Shed

## Inclusions / Exclusions / Additional.

<b>Inclusions:</b>	Carbon Monoxide Detector, Dishwasher, Dryer, Microwave, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings
<b>Exclusions:</b>	--
<b>Lease to Own:</b>	None
<b>Under Contract:</b>	None
<b>Heating:</b>	Forced Air, Gas
<b>Cooling:</b>	Central Air

## School Information.

<b>School District:</b>	Simcoe County District School Board
<b>Elem School:</b>	Harriet Todd PS
<b>High School:</b>	Twin Lakes S.S.

## Listing Information.

<b>List Date:</b>	05/18/2022	<b>Financing:</b>	Seller To Discharge	<b>Original List Price:</b>	\$749,900
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>	No	<b>Tax Amt/Yr:</b>	\$3,850.41/2021
<b>Deposit:</b>	50000.00	<b>HST App to Sale:</b>		<b>Assessment:</b>	278,000/2020
<b>Possession Date:</b>	08/18/2022	<b>HST App to Comm:</b>		<b>Contact After Exp:</b>	No
<b>Possession:</b>	30 - 59 Days	<b>SPIS:</b>		<b>Special Agreement:</b>	Yes
<b>Holdover Days:</b>	45	<b>IBTA:</b>	No	<b>Sign on Property:</b>	
<b>Occupant Type:</b>	Owner			<b>Environ. Audit:</b>	

**Buyer Agency Compensation:** 2% plus HST

**Offer Remarks:** Submit all offers to: info@rainbowhometeam.com Must accompany 801 & schedule B

## Showing Information.

<b>Showing Req:</b>	Showing System	<b>Lockbox Type:</b>	SentriLock	<b>Lockbox Pin:</b>	
<b>Showings:</b>		<b>Lockbox Location:</b>	Front Door		

**.Listing Agent & Brokerage Information.**

List Brokerage: [Right At Home Realty Brokerage](#)  
List Salesperson: [Dale Gallant, Broker](#)

E: [info@rainbowhometeam.com](mailto:info@rainbowhometeam.com)

T: 705-797-4875

T: 705-797-4875

F:

C: 705-279-5225

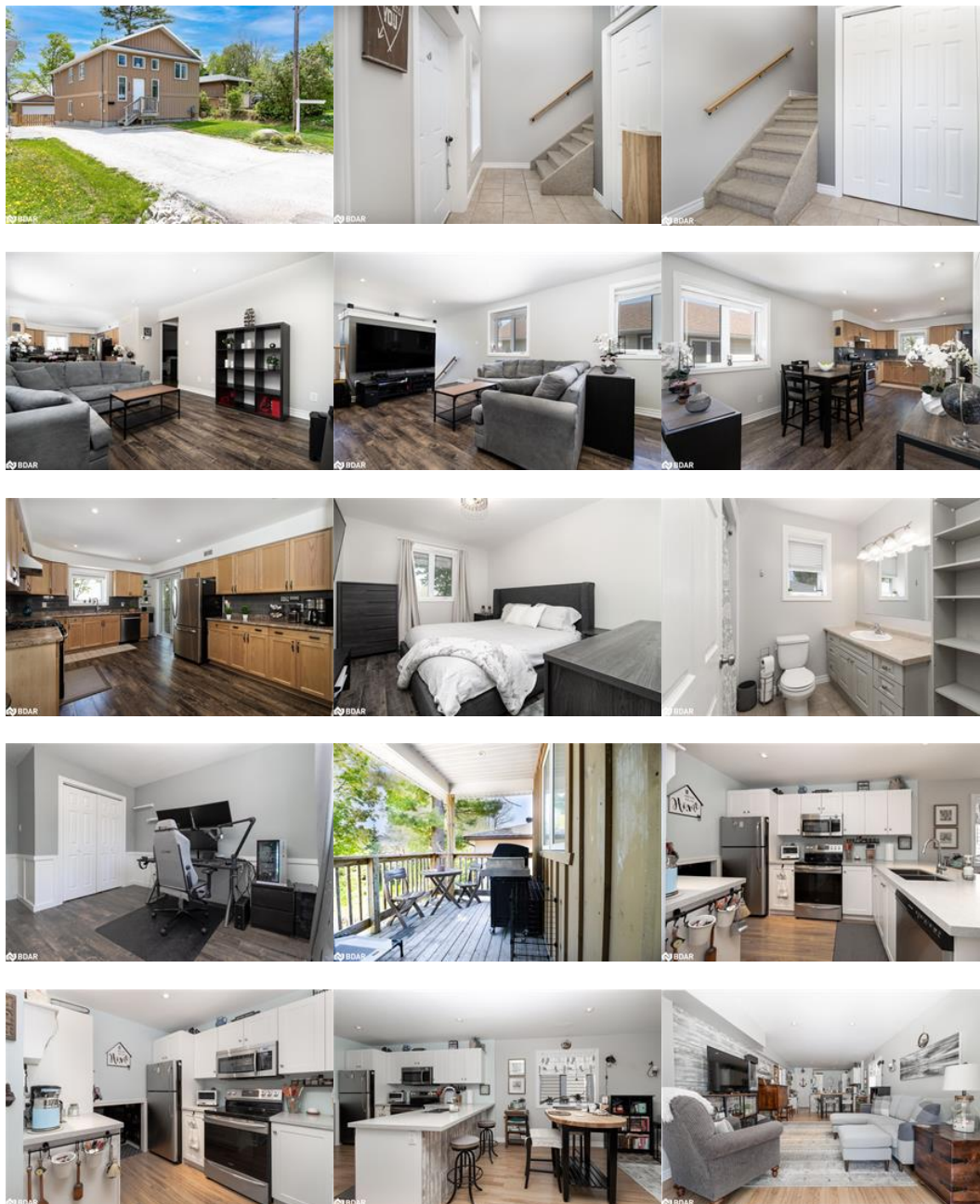
**Public Remarks:** This is the home you have been waiting for. Beautifully renovated lower in-law suite complete with walk-out, quartz counter tops, updated cabinetry, stunning flooring with 2" foam insulation and spacious bedroom and bathroom. The upper level boasts two bedrooms and open concept living-room, dining room and kitchen, with an abundance of counter tops and cupboards. Huge 24 X 24 garage/shop! Matching 35 year shingles, heated, Insulated including garage and man door with 100 amp separate panel. Fully fenced yard with ample parking, maybe your RV. Do not miss out on this spectacular home.

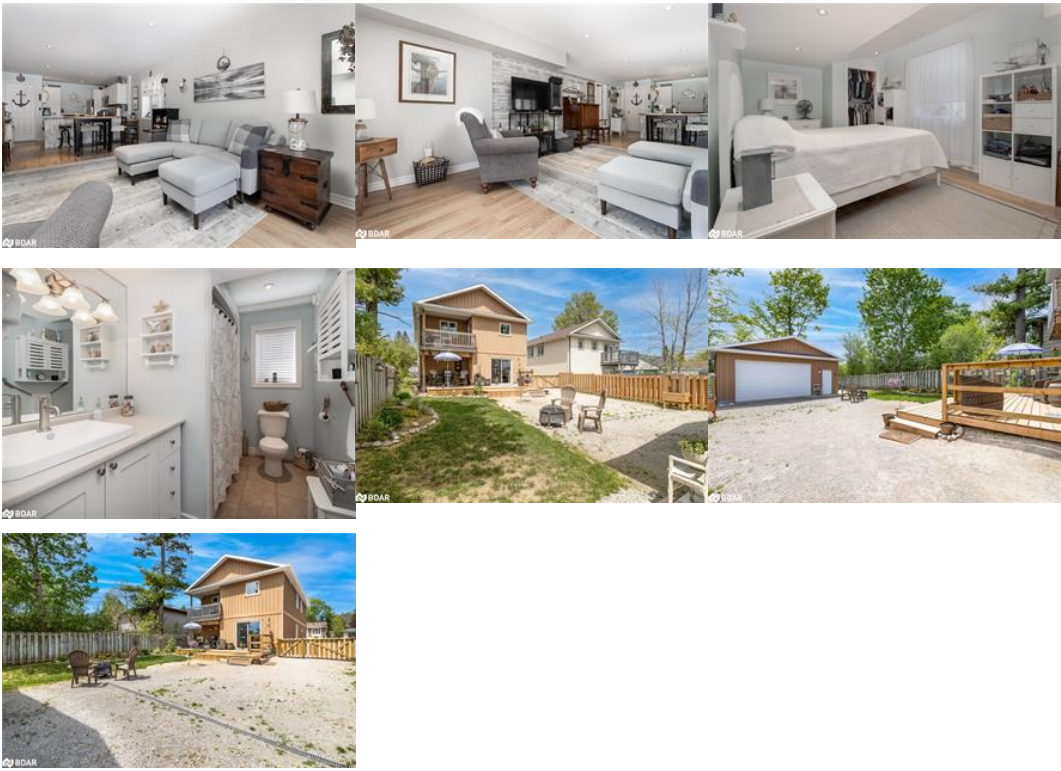
**Confidential for REALTORS® Only**

Source Board: Barrie  
Prepared By: DARBY HILES, Broker  
Date Prepared: 05/18/2022

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