

# Property Member Full (NEW)

35 DALTON Crescent S, Orillia, Ontario L3V 5J7

Simcoe County / Orillia / North Ward  
Residential / Freehold/None  
Bungalow / House / Detached



**Active**  
**MLS®:** 40264142  
**List Price:** \$969,000.00  
**DOM/CDOM:** 1 / 1



**Third  
Second  
Upper  
Main  
Lower  
Basement  
Total**

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				1,640
2	2	1		
2	1		1	1,141
4	3	1	1	2,781
Garage	Driveway	Total	AG Range:	1501 to 2000
2.0	6.0	8	AG Source:	LBO provided

**Recent:** 05/26/2022 : New Listing  
**Seller:** Deborah Michele Blackmore (nee Brissette)  
**ARN/PIN:** 435203030710500 / 586570125  
**Legal:** BLK C PL 1026 SOUTH ORILLIA; ORILLIA

**Directions to Property:** West Street North, To Borland Street W, Then Left Onto Dalton Cres. South To Sign  
**Cross Street:**

<b>Lot Front:</b>	189 ft	<b>Water Body:</b>	--	<b>Const Mats:</b>	Brick
<b>Lot Depth:</b>	--	<b>Water Type:</b>	--	<b>Approx Age:</b>	51-99 Years
<b>Lot Shape:</b>	Reverse Pie	<b>Waterfront:</b>	No	<b>Year/Src:</b>	1958/Estimated
<b>Lot Size Area:</b>	--	<b>Water Frnt Ft:</b>	--	<b>Foundation:</b>	Concrete Block
<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	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Asphalt Shingle/2021
<b>Fronting On:</b>	South	<b>Well Testing:</b>	--	<b>Garage:</b>	Attached Garage
<b>Location:</b>	Urban	<b>Well Depth:</b>	--	<b>Winterized:</b>	--
<b>Zoning:</b>	R2	<b>Pool:</b>	None	<b>Survey:</b>	None/
<b>UFFI:</b>	--				

**REALTOR Remarks:** Primary Bedroom custom walk-in closet will be installed in June 2022.

**Showing Remarks:** Remove shoes, limit touching of hard surfaces, and note there are cameras on the property.

## Additional Property Information.

<b>Driveway Parking:</b>	Private Drive Double Wide		
<b>Interior Features:</b>	Auto Garage Door Remote(s), Built-In Appliances, Skylight, Water Heater Owned		
<b>Exterior Features:</b>	Deck(s), Landscaped, Patio(s)		
<b>Parking Features:</b>	Asphalt Driveway, Inside Entry		
<b>Security Features:</b>	Carbon Monoxide Detector(s), Other		
<b>Laundry Features:</b>	In Basement		
<b>Area Influences:</b>	Beach, Highway Access, Landscaped, Park, Quiet Area, Schools, Shopping Nearby		
<b>Services:</b>	High Speed Internet, Natural Gas		
<b>Restrictions:</b>	None		
<b>Recreational Use:</b>	--	<b>Licensed Dwelling:</b>	--
		<b>Watermeter:</b>	True

## Inclusions / Exclusions / Additional.

<b>Inclusions:</b>	Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Smoke Detector, Stove, Washer, Other // Fridges, stove, dishwasher, microwave, washer, dryer, ELFs, SMART home: Nest fire/CO detector, thermostat, hardwired ring video doorbell, 5 outside cameras, electronic door entry, & Chamberlain WiFi enabled garage door openers with security cameras		
<b>Exclusions:</b>	--		
<b>Lease to Own:</b>	None		
<b>Fireplace:</b>	1/Living Room		
<b>Under Contract:</b>	None		
<b>Heating:</b>	Electric Hot Water, Fireplace-Gas, Forced Air, Gas	<b>Cooling:</b>	Central Air
<b>Electric Age:</b>	2021	<b>Tank Age:</b>	
<b>Furnace Age:</b>	2021	<b>Plumbing Age:</b>	2021

## Listing Information.

<b>List Date:</b>	05/26/2022	<b>Financing:</b>		<b>Original List Price:</b>	\$969,000
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>		<b>Tax Amt/Yr:</b>	\$4,267.24/2022
<b>Deposit:</b>	40000	<b>HST App to Sale:</b>		<b>Assessment:</b>	308,000/2022
<b>Possession Date:</b>		<b>HST App to Comm:</b>		<b>Contact After Exp:</b>	No
<b>Possession:</b>	90+ Days	<b>SPIS:</b>		<b>Special Agreement:</b>	No
<b>Holdover Days:</b>	90	<b>IBTA:</b>	Yes	<b>Sign on Property:</b>	Yes
<b>Occupant Type:</b>	Owner			<b>Environ. Audit:</b>	

**Buyer Agency Compensation:** 2.5% + HST

## Showing Information.

**Showing Req:**  
**Showings:**

TLBO (List Brokerage)

**Lockbox Type:** Sentrilock  
**Lockbox Location:** Front Door

**Lockbox Pin:**

**.Listing Agent & Brokerage Information.**

**List Brokerage:** [CENTURY 21 B.J. ROTH REALTY LTD., BROKERAGE, ORILLIA](#)

**T:**705-325-1366

**F:**

**List Salesperson:** [DEBORAH BLACKMORE, Salesperson](#) [E:deborah.blackmore@century21.ca](mailto:deborah.blackmore@century21.ca)

**T:**705-325-1366

**C:**705-834-3434

**Public Remarks:** This elegant ranch-style bungalow has been fully renovated with spectacular detail. This home is located within walking distance to Lake Couchiching, downtown, shopping and schools. The large European style windows, the skylight and walk-out to a private back yard allows plenty of natural light to the main floor. Some of the stunning features of this home are: engineered hardware on the main level, higher end appliances with dual fuel stove, European windows boast tilt and dutch door technology, exterior shutters on main floor windows provide added security and privacy, along with custom cabinets in the kitchen, laundry and mudroom. This in-law potential lower level has quality laminate flooring throughout with plenty of room for family game night along with 2 spacious bedrooms and a bathroom with walk-in shower. The professionally low maintenance landscaped front yard with accent lighting, concrete front pathway and lounge area was completed in 2021. This stunning turnkey property is well maintained and ready for you to call home.

**Confidential for REALTORS® Only**

Source Board: The Lakelands

Prepared By: DARBY HILES, Broker

Date Prepared: 05/27/2022

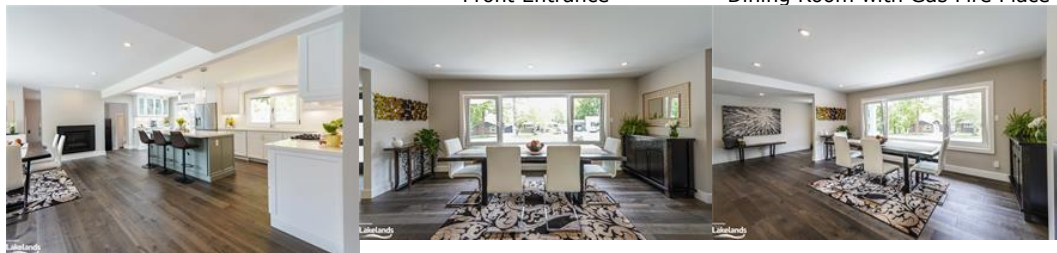
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**MLS®#: 40264142**



Front Entrance

Dining Room with Gas Fire Place



Open Concept Kitchen

Large Bright Dining Room



Breakfast Bar with Skylight and  
Walk out to Patio

Walk out to Patio







Coffee Bar



Gas Fireplace with Electric Start



Den



Entrance from Garage to Mudroom



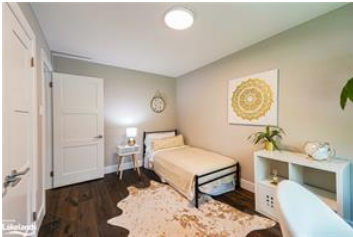
Hallway to Upper Bedrooms



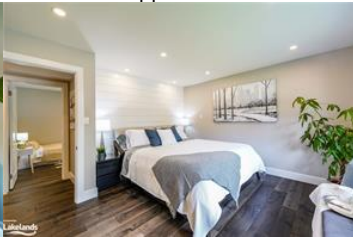
Main Bathroom



2nd Upper Bedroom



Primary Bedroom



Primary Bathroom



Lower Bedroom



Lower Bathroom



Laundry Room



Garage

Double Car Garage



Backyard Deck view



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