

# Property Member Full (NEW)

## 451 PETER Street N, Orillia, Ontario L3V 5A6

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



**Active**  
**MLS®:** 40265789  
**List Price:** \$799,900.00  
**DOM/CDOM:** 3 / 3



Third  
Second  
Upper  
Main  
Lower  
Basement  
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				996
2	1	1		
1	1			427
3	2	1	0	1,423
Garage	Driveway	Total	AG Range:	501 to 1000
1.0	3.0	4	AG Source:	Other

**Recent:** 05/25/2022 : New Listing  
**Seller:** LAUGALYS, CHERYL  
**ARN/PIN:** 435204041104300 /  
**Legal:** PT LT 7 E/S WEST ST PL 161 SOUTH ORILLIA AS IN RO1254825; ORILLIA

**Directions to Property:** Fittons Rd E/Peter St N  
**Cross Street:**

<b>Lot Front:</b>	84 ft	<b>Water Body:</b>	--	<b>Const Mats:</b>	Brick, Vinyl Siding, Wood
<b>Lot Depth:</b>	260 ft	<b>Water Type:</b>	--	<b>Approx Age:</b>	51-99 Years
<b>Lot Shape:</b>	--	<b>Waterfront:</b>	No	<b>Year/Src:</b>	1967/Other
<b>Lot Size Area:</b>	--	<b>Water Frnt Ft:</b>	--	<b>Foundation:</b>	Block
<b>Lot Size Src:</b>	--	<b>Sewer:</b>	Sewer (Municipal)	<b>Basement Type:</b>	Full Basement
<b>Acres Range:</b>	0.50-1.99	<b>Water Src:</b>	Municipal-Metered	<b>Basement Fin:</b>	Fully Finished
<b>Topography:</b>	--	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Metal/
<b>Fronting On:</b>	North	<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>	--	<b>Survey:</b>	Unknown/
<b>UFFI:</b>	--				

**REALTOR Remarks:** Outdoor landscaping in progress will be finished soon.  
**Showing Remarks:** Take shoes off, leave card

### Additional Property Information.

**Driveway Parking:** Private Drive Double Wide  
**Interior Features:** Water Heater Owned, Water Softener  
**Basement Features:** Separate Entrance  
**Accessibility Features:** Parking  
**Area Influences:** Beach, Golf, Hospital

### Inclusions / Exclusions / Additional.

**Inclusions:** Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer // Fridge, Stove, Dishwasher, washer and dryer, microwave range.  
**Exclusions:** --  
**Fireplace:** 1/Natural Gas  
**Heating:** Fireplace-Gas, Forced Air  
**Cooling:** Central Air

### Listing Information.

**List Date:** 05/25/2022  
**Expiration Date:**  
**Deposit:** TBA  
**Possession Date:**  
**Possession:** Flexible  
**Holdover Days:**  
**Occupant Type:** Owner  
**Buyer Agency Compensation:** 2.5  
**Financing:**  
**Assign. of Listing:**  
**HST App to Sale:**  
**HST App to Comm:**  
**SPIS:**  
**IBTA:** No  
**Original List Price:** \$799,900  
**Tax Amt/Yr:** \$4,087.00/2021  
**Assessment:** 295,000/2016  
**Contact After Exp:** No  
**Special Agreement:** No  
**Sign on Property:**  
**Environ. Audit:**

### Showing Information.

**Showing Req:** Lockbox  
**Showing:**  
**Lockbox Type:** Other  
**Lockbox Location:** Side Door  
**Lockbox Pin:**

### Listing Agent & Brokerage Information.

**List Brokerage:** Right At Home Realty Brokerage  
**List Salesperson:** Randy Micallef, Salesperson  
**E:** randy@inkco.ca  
**T:** 705-797-4875  
**F:** 705-797-4875  
**C:** 705-241-4600

**Public Remarks:** HALF-ACRE IN-TOWN LOT IN A PRIME LOCATION! Close to schools, shopping, the lake, & hwy access! Fully updated in side, brand new kitchen and washrooms. Brand new flag stone in backyard, beautiful and bright! Separate entrance to the finished basement that features a cozy gas fireplace! Ample parking & additional storage space above the garage!

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MLS®#: 40265789





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# 181 CEDAR Street, Orillia, Ontario L3V 2E2

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



**Active**  
**MLS®:** 40261272  
**List Price:** \$739,900.00  
**DOM/CDOM:** 4 / 4



Third  
Second  
Upper  
Main  
Lower  
Basement  
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				909
2	1	1		
1	1	1		458
3	2	2	0	1,367
<b>Garage</b>		<b>Driveway</b>	<b>Total</b>	<b>AG Range:</b>
1.0		2.0	3	501 to 1000
				<b>AG Source:</b> Other

**Recent:** 05/24/2022 : New Listing  
**Seller:** CHRISTINE ELIZABETH PITTAM & JAMES WILLIAM HARRISON  
**ARN/PIN:** 435204040714801 / 586590111  
**Legal:** PT LT 23 S/S CEDAR ST, 24 S/S CEDAR ST PL 8 ORILLIA PT 5 51R18136; ORILLIA

**Directions to Property:** Lacie To Cedar  
**Cross Street:**

<b>Lot Front:</b>	37.5 ft	<b>Water Body:</b>	--	<b>Const Mats:</b>	Brick Front, Vinyl Siding
<b>Lot Depth:</b>	105.1 ft	<b>Water Type:</b>	--	<b>Approx Age:</b>	31-50 Years
<b>Lot Shape:</b>	Rectangular	<b>Waterfront:</b>	No	<b>Year/Src:</b>	1990/Other
<b>Lot Size Area:</b>	--	<b>Water Frnt Ft:</b>	--	<b>Foundation:</b>	Block, Concrete
<b>Lot Size Src:</b>	GeoWarehouse	<b>Sewer:</b>	Sewer (Municipal)	<b>Basement Type:</b>	Full Basement
<b>Acres Range:</b>	< 0.5	<b>Water Src:</b>	Municipal-Metered	<b>Basement Fin:</b>	Partially Finished
<b>Topography:</b>	--	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Asphalt Shingle/2016
<b>Fronting On:</b>	--	<b>Well Testing:</b>	--	<b>Garage:</b>	Attached Garage
<b>Location:</b>	Urban	<b>Well Depth:</b>	--	<b>Winterized:</b>	--
<b>Zoning:</b>	R1	<b>Pool:</b>	--	<b>Survey:</b>	None/
<b>UFFI:</b>	--				

**REALTOR Remarks:** 2 Ductless Mitsubishi Heating/cooling units rent to own with service contract and warranty rented for 152.54 per month. Hot water tank rental is not included in the \$152.54

**Showing Remarks:** Some notice needed for showings

## Additional Property Information.

<b>Driveway Parking:</b>	Private Drive Double Wide		
<b>Interior Features:</b>	In-law Capability, In-Law Suite		
<b>Exterior Features:</b>	Deck(s)		
<b>Parking Features:</b>	Inside Entry		
<b>Basement Features:</b>	Separate Entrance		
<b>Laundry Features:</b>	In Basement		
<b>Area Influences:</b>	Park, Place of Worship, Playground Nearby, Public Transit, Quiet Area, Schools, Trails		
<b>Recreational Use:</b>	--	<b>Licensed Dwelling:</b>	--
		<b>Watermeter:</b>	True

## Inclusions / Exclusions / Additional.

<b>Inclusions:</b>	Dishwasher, Garage Door Opener, Refrigerator, Stove, Window Coverings
<b>Exclusions:</b>	--
<b>Under Contract:</b>	Hot Water Heater, Other
<b>Heating:</b>	Unit Heater
<b>Cooling:</b>	Ductless

## School Information.

**School District:** Simcoe County District School Board, Simcoe Muskoka Catholic District School Board

## Listing Information.

<b>List Date:</b>	05/24/2022	<b>Financing:</b>		<b>Original List Price:</b>	\$739,900
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>		<b>Tax Amt/Yr:</b>	\$3,269.68/2021
<b>Deposit:</b>	20000	<b>HST App to Sale:</b>		<b>Assessment:</b>	236,000/2022
<b>Possession Date:</b>		<b>HST App to Comm:</b>		<b>Contact After Exp:</b>	No
<b>Possession:</b>	Flexible	<b>SPIS:</b>		<b>Special Agreement:</b>	No
<b>Holdover Days:</b>		<b>IBTA:</b>	No	<b>Sign on Property:</b>	
<b>Occupant Type:</b>	Owner			<b>Environ. Audit:</b>	

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

## Showing Information.

<b>Showing Req:</b>	TLBO (List Brokerage)	<b>Lockbox Type:</b>	SentriLock	<b>Lockbox Pin:</b>	
<b>Showings:</b>		<b>Lockbox Location:</b>	Side Door		

## Listing Agent & Brokerage Information.

<b>List Brokerage:</b>	RE/MAX RIGHT MOVE, BROKERAGE	<b>T:705-325-1373</b>	<b>F:</b>
<b>List Salesperson:</b>	DANIEL GORDON STOUTT, Broker E:dstoutt@remaxorillia.com	<b>T:705-325-1373</b>	<b>C:705-329-8232</b>
<b>List Brokerage 2:</b>	RE/MAX RIGHT MOVE, BROKERAGE	<b>T:705-325-1373</b>	<b>F:</b>
<b>List Salesperson 2:</b>	STEVE STOUTT, Broker E:steve@remaxrm.com	<b>T:705-327-8867</b>	<b>C:705-327-8867</b>

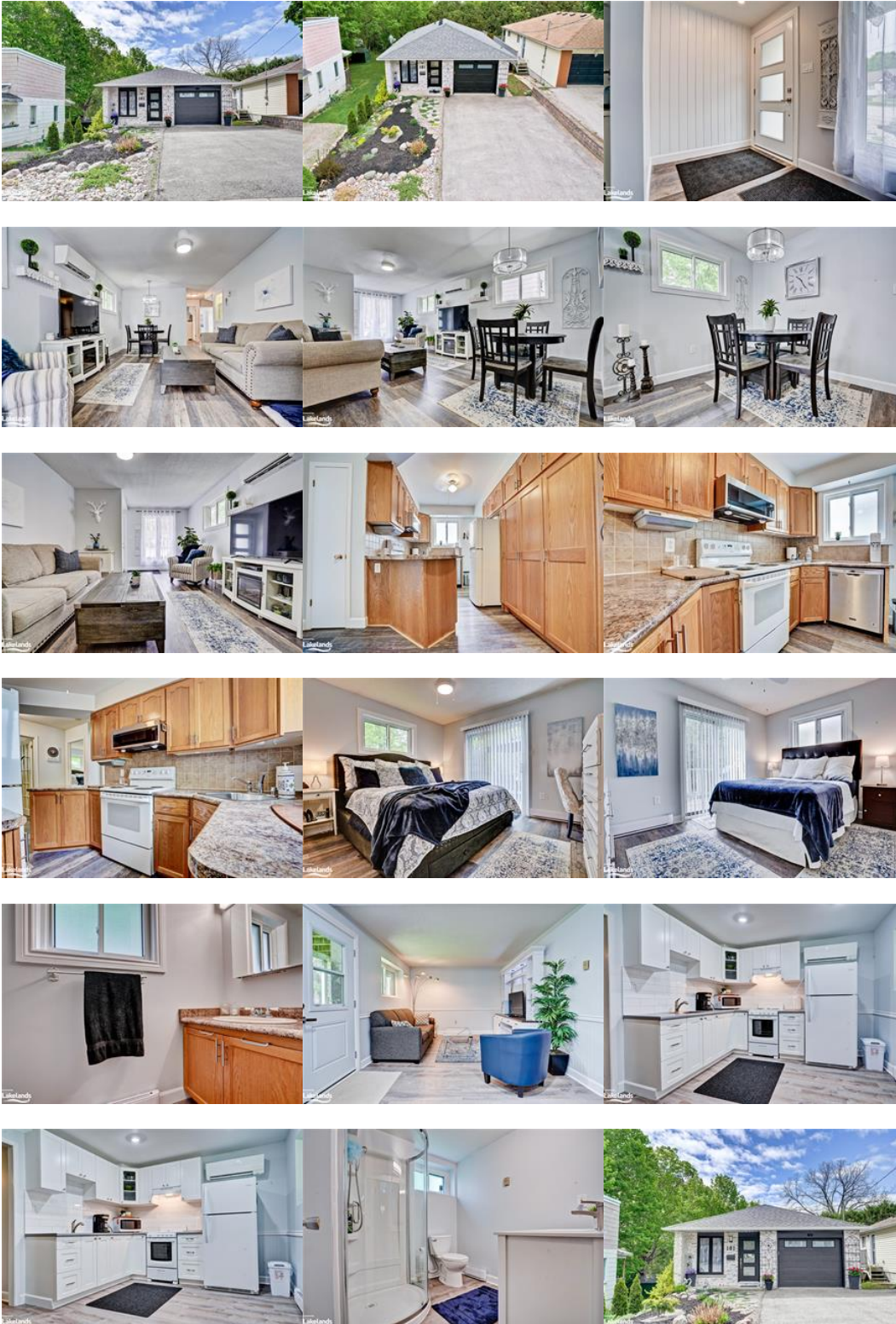
**Public Remarks:** Beautiful well-maintained ranch bungalow with in-law suite and walk-out basement! This home is located in the desirable northward on a quiet street close to the walking trail and Lake Couchiching. This 2+1 bedroom bungalow has a lovely main floor with a walk-out to the deck from the bedrooms, a kitchen with a side entrance, an open living room and dining room, and an attached garage with inside entry. The renovated lower level has a great in-law suite with a separate entrance, private deck, kitchen, bathroom, bedroom, laundry, and storage. All new windows and doors throughout, including a new garage door (2021) with warranty, Mitsubishi ductless Heating Cooling units (2021), new LifeProof vinyl flooring installed, new shingles (2016), R50 Insulation in Attic (2016). This home shows pride of ownership and is move-in ready with flexible closing.

**Confidential for REALTORS® Only**

Source Board: The Lakelands  
Prepared By: DARBY HILES, Broker  
Date Prepared: 05/28/2022

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**MLS® #: 40261272**





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# 260 CANICE Street, Orillia, Ontario L3V 4J3

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

**Pending**  
**MLS®:** 40247496  
**List Price:** \$779,900.00  
**Sale Price:** \$715,000.00  
**DOM/CDOM:** 16 / 25



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

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				1,090
3	1	1		
1	1		1	750
4	2	1	1	1,840
Garage	Driveway	Total	AG Range:	1001 to 1500
0.0	3.0	3	AG Source:	Other

## Recent:

**Seller:** RUSCICA, TIMOTHY; RUSCICA, ANDREA ; RUSCICA, JEFFREY  
**ARN/PIN:** 435204040702700 / 586590096  
**Legal:** PT LT 21 N/S BORLAND ST, 22 N/S BORLAND ST PL 8 ORILLIA AS IN ORI34990 & RO165878; ORILLIA

**Directions to Property:** Lacie St. To North St E To Canice St  
**Cross Street:** Borland St E

<b>Lot Front:</b>	125 ft	<b>Water Body:</b>	--	<b>Const Mats:</b>	Brick, Vinyl Siding
<b>Lot Depth:</b>	0 ft	<b>Water Type:</b>	--	<b>Approx Age:</b>	51-99 Years
<b>Lot Shape:</b>	Irregular	<b>Waterfront:</b>	No	<b>Year/Src:</b>	1952/Public Records
<b>Lot Size Area:</b>	--	<b>Water Frnt Ft:</b>	--	<b>Foundation:</b>	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>	Rolling	<b>Water Trmtn:</b>	--	<b>Roof/Replaced:</b>	Metal/
<b>Fronting On:</b>	--	<b>Well Testing:</b>	--	<b>Garage:</b>	Attached Garage
<b>Location:</b>	Urban	<b>Well Depth:</b>	--	<b>Winterized:</b>	--
<b>Zoning:</b>	Res	<b>Pool:</b>	--	<b>Survey:</b>	Unknown/
<b>UFFI:</b>	--				

**REALTOR Remarks:** Offers gladly accepted anytime to Steve@kwteam.ca, 24 hours irrevocable please.

**Showing Remarks:** Follow all covid 19 protocols still in place. Turn latch above keypad after showings to lock deadbolt.

## Additional Property Information.

**Driveway Parking:** Private Drive Single Wide  
**Interior Features:** None  
**Laundry Features:** In Basement  
**Area Influences:** Beach, Park

## Inclusions / Exclusions / Additional.

**Inclusions:** Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings, Other // Crestron automated window treatments, iPad included for control of the shades, Gazebo on deck, Security system (excluding cameras)  
**Exclusions:** TV and surround sound system in basement, TV in master bedroom, Bar fridge in laundry room, Sounds panels in Office, interior and exterior security cameras.  
**Fireplace:** 1  
**Under Contract:** Hot Water Heater  
**Heating:** Fireplace, Forced Air, Gas **Cooling:** Central Air

## School Information.

**School District:** Simcoe County District School Board, Simcoe Muskoka Catholic District School Board  
**Elem School:** Monsignor Lee /Couchiching Heights  
**High School:** Patrick Fogarty/Orillia SS

## Listing Information.

**List Date:** 04/26/2022 **Financing:** Seller To Discharge **Original List Price:** \$799,900  
**Expiration Date:** **Assign. of Listing:** **Tax Amt/Yr:** \$3,810.04/2022  
**Deposit:** 5% **HST App to Sale:** **Assessment:** 275,000/2021  
**Possession Date:** **HST App to Comm:** **Contact After Exp:** No  
**Possession:** Flexible **SPIS:** **Special Agreement:** No  
**Holdover Days:** 60 **IBTA:** No **Sign on Property:**  
**Occupant Type:** Owner **Close Date:** 07/05/2022 **Environ. Audit:**

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

**Offer Remarks:** Offers gladly accepted anytime to Steve@kwteam.ca, 24 hours irrevocable please.

## Showing Information.

**Showing Req:** Lockbox **Lockbox Type:** SentiLock **Lockbox Pin:**  
**Showings:** **Lockbox Location:** Front Door

## Listing Agent & Brokerage Information.

**List Brokerage:** RE/MAX Hallmark Chay Realty Brokerage **T:705-722-7100**  
**List Salesperson:** Steve Knowles, Broker **E:steve@kwteam.ca** **F:**  
**T:705-722-7100** **C:**

List Brokerage 2: [RE/MAX Hallmark Chay Realty Brokerage](#)  
List Salesperson 2: [Scott Woolsey, Salesperson](#) E: [scott@kwteam.ca](mailto:scott@kwteam.ca)

T: 705-722-7100  
T: 705-722-7100

F:  
C:

### Buyer Agent & Brokerage Information.

Buyer Brokerage: [Berkshire Hathaway Homeservices Toronto Realty](#)  
Buyer Salesperson: Michael Alexander Smith, Salesperson

T: (123) 123-1234  
T:

**Public Remarks:** \*\*OFFERS ANYTIME\*\* Incredible raised bungalow only steps from all the fabulous amenities that downtown Orillia has to offer. Fabulously updated open concept 4 bedroom 2 bath home flooded with natural light. The reimagined space hasn't had any details overlooked and includes amazing features like pot lighting, crown mouldings, smart blinds and the list goes on. This gem really does need to be seen to be fully appreciated. With tonnes of living space in the fully finished basement and the oversized deck and yard there is plenty of room for the kids to have lots of space and the maintenance free steel roof and brick exterior give peace of mind to the parents. All of this and only minutes to amenities like the Mariposa Market, Lake Couchiching Park and the amazing shops and restaurants in Orillia's downtown. Run, don't walk to this one!

### Confidential for REALTORS® Only

Source Board: Barrie  
Prepared By: DARBY HILES, Broker  
Date Prepared: 05/28/2022

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MLS® #: 40247496







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# 190 DELTA Street, Orillia, Ontario L3V 2H7

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

**Pending**  
**MLS®:** 40239120  
**List Price:** \$699,900.00  
**Sale Price:** \$700,000.00  
**DOM/CDOM:** 8 / 8



Third  
Second  
Upper  
Main  
Lower  
Basement  
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				1,076
2	1	1		
1	1			800
3	2	1	0	1,876
<b>Garage</b>	<b>Driveway</b>	<b>Total</b>	<b>AG Range:</b>	1001 to 1500
	3.0	3	<b>AG Source:</b>	LBO provided

**Recent:**  
**Seller:** CLARA MYRNA ALLISON  
**ARN/PIN:** 435204040920400 /  
**Legal:** LT 21 PL 1276 ORILLIA; S/T RO78690; ORILLIA

**Directions to Property:** Old Muskoka Road To Delta Street. Sof.  
**Cross Street:**

<b>Lot Front:</b>	70.01 ft	<b>Water Body:</b>	--	<b>Const Mats:</b>	Brick, Vinyl Siding
<b>Lot Depth:</b>	140 ft	<b>Water Type:</b>	--	<b>Approx Age:</b>	31-50 Years
<b>Lot Shape:</b>	--	<b>Waterfront:</b>	No	<b>Year/Src:</b>	--
<b>Lot Size Area:</b>	--	<b>Water Frnt Ft:</b>	--	<b>Foundation:</b>	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>	--	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Shingles/
<b>Fronting On:</b>	--	<b>Well Testing:</b>	--	<b>Garage:</b>	--
<b>Location:</b>	Urban	<b>Well Depth:</b>	--	<b>Winterized:</b>	--
<b>Zoning:</b>	R2	<b>Pool:</b>	--	<b>Survey:</b>	None/
<b>UFFI:</b>	--				

**Showing Remarks:** TLBO

## **.Additional Property Information.**

**Driveway Parking:** Private Drive Double Wide  
**Interior Features:** None  
**Area Influences:** Library, Playground Nearby, Rec./Community Centre, Schools, Shopping Nearby

## **.Inclusions / Exclusions / Additional.**

**Inclusions:** Negotiable  
**Exclusions:** --  
**Heating:** Forced Air, Gas  
**Cooling:** Central Air

## **.Listing Information.**

<b>List Date:</b>	04/11/2022	<b>Financing:</b>		<b>Original List Price:</b>	\$699,900
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>		<b>Tax Amt/Yr:</b>	\$3,656.51/2021
<b>Deposit:</b>	10000	<b>HST App to Sale:</b>		<b>Assessment:</b>	264,000/2016
<b>Possession Date:</b>		<b>HST App to Comm:</b>		<b>Contact After Exp:</b>	No
<b>Possession:</b>	Flexible	<b>SPIS:</b>		<b>Special Agreement:</b>	No
<b>Holdover Days:</b>		<b>IBTA:</b>	No	<b>Sign on Property:</b>	
<b>Occupant Type:</b>	Owner			<b>Environ. Audit:</b>	
<b>Pending Date:</b>	04/19/2022	<b>Close Date:</b>	05/31/2022		

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

**Offer Remarks:** HOLDING OFFER WEDNESDAY APRIL 13 AT 7:00P.M. PLEASE SUBMIT ALL OFFERS TO DAVEYN@BUYORILLIA.COM BY 6:00P.M. NO PREEMPTIVE OFFERS. SCHEDULE B AND DEPOSIT INSTRUCTIONS IN DOCUMENTS.

## **.Showing Information.**

**Showing Req:** TLBO (List Brokerage)  
**Showing:**  
**Lockbox Type:** SentiLock  
**Lockbox Location:** Front Door  
**Lockbox Pin:**

## **.Listing Agent & Brokerage Information.**

**List Brokerage:** CENTURY 21 B.J. ROTH REALTY LTD., BROKERAGE, ORILLIA  
**List Salesperson:** DAVID NICHOLLS, Broker  
**E:** daveyn@buyorillia.com  
**T:** 705-325-1366  
**F:**  
**C:**

## **.Buyer Agent & Brokerage Information.**

**Buyer Brokerage:** CENTURY 21 B.J. ROTH REALTY LTD., BROKERAGE, ORILLIA  
**Buyer Salesperson:** BILL ROBERTSON, Salesperson  
**T:** 705-325-1366  
**T:** 705-325-1366

**Public Remarks:** SPOTLESS ALL BRICK BUNGALOW IN THE NORTH WARD ON A 70' X 140' LOT. CLOSE TO SHOPPING, DRUG STORE, AND TO THE LIGHTFOOT TRAIL. GLEAMING HARDWOOD FLOORS, 2 BEDROOMS ON THE MAIN LEVEL WITH DEN/OFFICE AND 4 PIECE BATHROOM. LARGE 3RD BEDROOM WITH 2 PIECE ALONG WITH REC ROOM IN BASEMENT. CARPORT LEADS TO BEAUTIFUL SUNROOM, OVERLOOKING BACK YARD. FORCED AIR GAS HEATING, CENTRAL AIR AND NEWER SHINGLES.

**Confidential for REALTORS® Only**

Source Board: The Lakelands  
Prepared By: DARBY HILES, Broker  
Date Prepared: 05/28/2022

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**MLS®#: 40239120**





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# 73 FITTONS Road E, Orillia, Ontario L3V 2J2

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



**Pending**  
**MLS®:** 40238173  
**List Price:** \$599,900.00  
**Sale Price:** \$617,000.00  
**DOM/CDOM:** 25 / 26



	Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
Third					
Second					
Upper					1,015
Main	3	1	1		
Lower		1			870
Basement					
Total	3	2	1	0	1,885
	<b>Garage</b>	<b>Driveway</b>	<b>Total</b>	<b>AG Range:</b>	1001 to 1500
	1.0	8.0	9	<b>AG Source:</b>	LBO provided

**Recent:**  
**Seller:** COLIN BRADLEY SEARS & MICHELLE VERNA SEARS  
**ARN/PIN:** 435204041136100 / 586290123  
**Legal:** PT LT 11 W/S MUSKOKA RD PL 456 SOUTH ORILLIA AS IN RO1286533; ORILLIA

**Directions to Property:** South West Corner Of Lacie & Fittons  
**Cross Street:** FITTONS AND LACIE

<b>Lot Front:</b>	92 ft	<b>Water Body:</b>	--	<b>Const Mats:</b>	Wood
<b>Lot Depth:</b>	--	<b>Water Type:</b>	--	<b>Approx Age:</b>	Unknown
<b>Lot Shape:</b>	--	<b>Waterfront:</b>	No	<b>Year/Src:</b>	--
<b>Lot Size Area:</b>	--	<b>Water Frnt Ft:</b>	0	<b>Foundation:</b>	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>	Partially Finished
<b>Topography:</b>	Level	<b>Water Trmnt:</b>	Water Softener	<b>Roof/Replaced:</b>	Metal/
<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>	--				

**Showing Remarks:** THRU LISTING BROKERAGE

## **.Additional Property Information.**

<b>Driveway Parking:</b>	Private Drive Double Wide
<b>Interior Features:</b>	Sump Pump, Water Heater, Water Meter, Water Softener
<b>Exterior Features:</b>	Deck(s), Year Round Living
<b>Parking Features:</b>	Asphalt Driveway, Circular Driveway, Gravel Driveway, Inside Entry
<b>Security Features:</b>	Carbon Monoxide Detector(s), Smoke Detector(s)
<b>Laundry Features:</b>	Electric Dryer Hookup, Inside, Main Level, Washer Hookup
<b>Area Influences:</b>	Ample Parking, Public Transit, School Bus Route, Schools, Shopping Nearby
<b>Other Structures:</b>	Fence - Partial
<b>Services:</b>	Cable, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Telephone
<b>Lot Irregularities:</b>	92 X IRR (8600SF)

## **.Additional Waterfront Information.**

<b>Channel Name:</b>	<b>Frontage:</b> 0.00	<b>Exposure:</b>
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## **.Inclusions / Exclusions / Additional.**

<b>Inclusions:</b>	Built-in Microwave, Carbon Monoxide Detector, Dryer, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings
<b>Exclusions:</b>	--
<b>Under Contract:</b>	Hot Water Heater
<b>Heating:</b>	Forced Air, Gas
<b>Electric Age:</b>	UPGRADED
<b>Furnace Age:</b>	10
<b>Cooling:</b>	Central Air
<b>Tank Age:</b>	N/A
<b>Plumbing Age:</b>	UPGRADED

## **.School Information.**

<b>School District:</b>	Simcoe County District School Board
<b>Elem School:</b>	COUCHICHIING HEIGHTS
<b>High School:</b>	ORILLIA SECONDARY

## **.Listing Information.**

<b>List Date:</b>	04/08/2022	<b>Financing:</b>		<b>Original List Price:</b>	\$649,900
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>		<b>Tax Amt/Yr:</b>	\$3,241.00/2022
<b>Deposit:</b>	5000	<b>HST App to Sale:</b>		<b>Assessment:</b>	331,000/2022
<b>Possession Date:</b>		<b>HST App to Comm:</b>		<b>Contact After Exp:</b>	No
<b>Possession:</b>	Flexible	<b>SPIS:</b>		<b>Special Agreement:</b>	No
<b>Holdover Days:</b>		<b>IBTA:</b>	Yes	<b>Sign on Property:</b>	Yes
<b>Occupant Type:</b>	Owner			<b>Environ. Audit:</b>	
<b>Pending Date:</b>	05/03/2022	<b>Close Date:</b>	07/28/2022		

**Buyer Agency Compensation:** 2.5 PL;US HST

**Offer Remarks:** ROOM MEASUREMENTS & SQFT AS PER IGUIDE. PLEASE SUBMIT OFFERS TO billrobertson@orilliahomes.ca THANK YOU!

**.Showing Information.**

**Showing Req:** TLBO (List Brokerage)  
**Showings:**

**Lockbox Type:** SentiLock  
**Lockbox Location:** Garage Door

**Lockbox Pin:**

**.Listing Agent & Brokerage Information.**

**List Brokerage:** [CENTURY 21 B.J. ROTH REALTY LTD., BROKERAGE, ORILLIA](#)  
**List Salesperson:** [BILL ROBERTSON, Salesperson](#) **E:** [Billrobertson@OrilliaHomes.ca](mailto:Billrobertson@OrilliaHomes.ca)

**T:** 705-325-1366  
**T:** 705-325-1366  
**F:**  
**C:** 705-330-4625

**.Buyer Agent & Brokerage Information.**

**Buyer Brokerage:** [Century 21 B.J. Roth Realty Ltd. Brokerage](#)  
**Buyer Salesperson:** [Erna Collins, Salesperson](#)

**T:** 705-326-2100  
**T:** 705-326-2100

**Public Remarks:** NORTH WARD LOCATION. TREED LOT, 3 BEDROOM, 2 BATH HOME. CLOSE TO SHOPPING AND BUS ROUTE. METAL ROOF, LARGE SINGLE GARAGE. LARGE DECK. NATURAL GAS FURNACE WITH CENTRAL AIR. PARTIALLY FENCED LOT FOR PRIVACY. INSIDE ENTRY FROM THE GARAGE. ALL APPLIANCES INCLUDED.

**Confidential for REALTORS® Only**

Source Board: The Lakelands  
Prepared By: DARBY HILES, Broker  
Date Prepared: 05/28/2022

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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