



Address	46 ANDREA Crescent	6 GEORGE Street	9 ALBANY Avenue
MLS®#	40305777	40303588	40303535
Status	Active	Pending	Active
Original List Price	\$740,000	\$499,000	\$499,000
List Price/List Date	\$740,000 / 08/08/2022	\$499,000 / 08/02/2022	\$499,000 / 08/08/2022
Sold Date		08/15/2022	
Sale Price		\$540,000	
Region (CoP)	Simcoe County	Simcoe County	Simcoe County
District/Municip	Orillia	Orillia	Orillia
Style	Bungalow Raised	Bungalow	Bungalow
Sewage	Sewer (Municipal)	Sewer (Municipal)	Sewer (Municipal)
Water	Municipal/--	Municipal/--	Municipal/--
Heating			
Sub Dist/Loc Area	West Ward	West Ward	West Ward
Year Built	1988	1950	1949
DOM	8	13	8
Basement	633 Square Feet, Fully Finished, Full Basement	Fully Finished, Full Basement	Unfinished, Crawl Space
Beds Total	3	3	2
Bath Total	2	1	1
Garage			
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	60.00 / 107.61	45.60 / 132.00	40.00 / 115.00
Sqft AG/Total	972	704	740
Sqft Total	1,605	704	740
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<p>Top 5 Reasons You Will Love This Home: 1) Raised bungalow providing a great opportunity to live within a desired location just a short distance to schools and a large selection of in-town amenities 2) Sunlit principal rooms and a fully finished lower level with above-grade windows 3) Fenced backyard with a covered back deck and stairs leading to the well-manicured grounds with a tree setting 4) Peace of mind offered by a reshingled roof (2019) complete with transferable warranty 5) Prime commuter location with quick access to Highway 11 and 12. 1,605 fin.sq.ft. Age 34. Visit our website for more detailed information.</p>	<p>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 approx 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!</p>	<p>WATCH OUR VIRTUAL WALKTHROUGH! https://youtu.be/Bxnuy2UStmE Welcome to 9 Albany Avenue. This immaculate 2 bedroom bungalow is close to all amenities (hospital, library, public transit, park with new splash pad, shopping & restaurants) in a mature neighborhood in Orillia. Pride of ownership is evident as you walk up to your front porch surrounded by beautiful perennial gardens. Inside is bright and welcoming with plenty of natural light. This home is entirely carpet free and recently updated from top to bottom including steel roof, kitchen, bathroom, paint & floors. This home shows beautifully and is completely move-in ready! The spacious backyard is fully fenced, bordered with more perennial & vegetable gardens, complete with a patio for entertaining and his & hers sheds (one turned into a bunkie making it the perfect place</p>
List Brokerage	Faris Team Real Estate Brokerage	RE/MAX Crosstown Realty Inc. Brokerage	Royal LePage First Contact Realty Brokerage



Address	5 ARGYLE Avenue	28 ROSE Avenue	341 COLBORNE Street
MLS®#	40302765	40288357	40284366
Status	Active	Pending	Active
Original List Price	\$539,900	\$495,000	\$429,900
List Price/List Date	\$499,900 / 07/29/2022	\$495,000 / 08/03/2022	\$377,900 / 06/23/2022
Sold Date		08/05/2022	
Sale Price		\$470,000	
Region (CoP)	Simcoe County	Simcoe County	Simcoe County
District/Municip	Orillia	Orillia	Orillia
Style	Bungalow	Bungalow Raised	Bungalow
Sewage	Sewer (Municipal)	Sewer (Municipal)	Sewer (Municipal)
Water	Municipal/--	Municipal/--	Municipal-Metered/--
Heating			
Sub Dist/Loc Area	West Ward	West Ward	West Ward
Year Built			1957
DOM	18	2	54
Basement	Fully Finished, Full Basement	Unfinished, Crawl Space	Development Potential, Partially Finished, Full Basement
Beds Total	3	2	3
Bath Total	2	1	1
Garage			
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	40.00 / 115.00	131.50 / 101.00	41.00 / 116.00
Sqft AG/Total	812	710	700
Sqft Total	812	710	700
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	Recently Renovated 3 (2 +1) Bedroom Bungalow Centrally Located In Orillia - Separate Entrance To Lower Level - Large Master Bedroom With Ensuite - Forced Air Gas Furnace - Central Air - Fenced Back Yard - Patio Door Off Dining Room To Back Yard - Finished Basement - Ss Fridge/ Ss Stove, Ss Dishwasher, Washer/Dryer	Top 5 reasons you'll enjoy living here: 1) Open concept and a beautiful backyard for you and your guests 2) The Double Lot hints at the idea of severing the lots in order to own two properties 3) Conveniently located close to everything you'll need 4) Neighborhood full of people just like you 5) Potential to make serious money developing the properties Too good to be true? Book a showing and come see for yourself.	Vinyl sided 2 + 1 bedroom West Ward bungalow with full partially finished basement. Nice rear yard, partially fenced. Modern (2012) water softener is owned but not used. Selling "as is" with no warranties on chattels. Close to hospital.

List Brokerage

EXP Realty Brokerage

RE/MAX RIGHT MOVE, BROKERAGE

RE/MAX RIGHT MOVE, BROKERAGE



Address	4 ELMER Avenue
MLS®#	40276774
Status	Pending
Original List Price	\$459,900
List Price/List Date	\$449,900 / 06/15/2022
Sold Date	07/23/2022
Sale Price	\$420,000
Region (CoP)	Simcoe County
District/Municip	Orillia
Style	Bungalow Raised
Sewage	Sewer (Municipal)
Water	Municipal/--
Heating	

Sub Dist/Loc Area	West Ward
Year Built	1940
DOM	38
Basement	152 Square Feet, Walk-Up, Partially Finished, Full Basement

Beds Total	2
Bath Total	1
Garage	
Acres Total	< 0.5
Lot Front/Depth	39.99 / 112.79
Sqft AG/Total	700
Sqft Total	852
Waterfront Y/N	No

Waterfront Name	
Remarks	Cute little Raised bungalow with loads of potential! This 1+1 bedroom, 1 bath home is located on a dead-end street within walking distance of the hospital and downtown. The main floor has a kitchen, living room, dining room, bedroom and bathroom, and the basement is partially finished and has an additional bedroom and sitting area. Upgrades include a metal roof, an updated gas furnace, and some updated windows. It is being sold "as-is" due to an estate sale.

List Brokerage RE/MAX RIGHT MOVE, BROKERAGE