Property Member Full (NEW)

240 COLDWATER Road W, Orillia, Ontario L3V 3M2

Simcoe County / Orillia / West Ward
Residential / Freehold/None
2.5 Storey / House / Detached

Active
MLS®: 40262452
List Price: $729,900.00
DOM/CDOM: 0 / 29

	Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
Third	1				1,607
Second	3	1			
Upper					
Main		1	1		
Lower					
Basement					
Total	4	2	1	0	1,607

Garage	Driveway	Total	AG Range:	1501 to 2000
	6.0	6	AG Source:	Plans

Recent: **05/18/2022 : New Listing**
Seller: BOSS, STEPHANIE DIANNE; BOSS,STEVEN J; BOSS, JANICE A
ARN/PIN: 435203031041000 / 586540006
Legal: PT LT 7 CON 4 SOUTH ORILLIA AS IN RO826931; ORILLIA

Directions to Property: Collegiate Dr/ Coldwater Rd
Cross Street:

Lot Front:	50 ft	**Water Body:**	--	**Const Mats:**	Brick
Lot Depth:	150 ft	**Water Type:**	--	**Approx Age:**	100+ Years
Lot Shape:	Rectangular	**Waterfront:**	No	**Year/Src:**	1922/Other
Lot Size Area:	--	**Water Frnt Ft:**	--	**Foundation:**	Stone
Lot Size Src:	--	**Sewer:**	Sewer (Municipal)	**Basement Type:**	Full Basement
Acres Range:	< 0.5	**Water Src:**	Municipal	**Basement Fin:**	Unfinished
Topography:	Level, Wooded/Treed	**Water Trmnt:**	--	**Roof/Replaced:**	Asphalt Shingle/
Fronting On:	North	**Well Testing:**	--	**Garage:**	--
Location:	Urban	**Well Depth:**	--	**Winterized:**	--
Zoning:	R2i	**Pool:**	--	**Survey:**	None/
UFFI:	--				

REALTOR Remarks: 24 Hours Irrev. Schedule B to be attached to all offers.
Showing Remarks: TLO- Through Listing Office

.Additional Property Information.

Driveway Parking:	Private Drive Single Wide
Year Built Des:	Completed / New
Interior Features:	Other, Sump Pump
Exterior Features:	Deck(s)
Parking Features:	Gravel Driveway
Laundry Features:	Washer Hookup
Area Influences:	Hospital, Major Highway, Place of Worship, Schools

.Inclusions / Exclusions / Additional.

Inclusions:	Dishwasher, Dryer, Range Hood, Refrigerator, Stove, Washer		
Exclusions:	--		
Fireplace:	/Electric		
Under Contract:	Hot Water Heater		
Heating:	Forced Air, Gas	**Cooling:**	Central Air

.Listing Information.

List Date:	05/18/2022	**Financing:**	Confidential thru LA	**Original List Price:**	$729,900
Expiration Date:		**Assign. of Listing:**		**Tax Amt/Yr:**	$3,840.00/2021
Deposit:	Yes	**HST App to Sale:**		**Assessment:**	204,000/2022
Possession Date:		**HST App to Comm:**		**Contact After Exp:**	No
Possession:	Immediate	**SPIS:**		**Special Agreement:**	No
Holdover Days:	60	**IBTA:**	Yes	**Sign on Property:**	
Occupant Type:	Vacant			**Environ. Audit:**	

Buyer Agency Compensation: 2.5% + $5000

.Showing Information.

Showing Req:	TLBO (List Brokerage)	**Lockbox Type:**	SentriLock	**Lockbox Pin:**	
Showings:		**Lockbox Location:**	Call Listing Office		

.Listing Agent & Brokerage Information.

List Brokerage:	Faris Team Real Estate Brokerage		**T:**705-797-8485	**F:**
List Salesperson:	Mark Faris, Broker	**E:**contact@faristeam.ca	**T:**705-797-8485	**C:**
List Brokerage 2:	Faris Team Real Estate Brokerage		**T:**705-797-8485	**F:**
List Salesperson 2:	Sheila Croney, Salesperson	**E:**sheila@faristeam.ca	**T:**705-797-8485	**C:**

Public Remarks: Top 5 Reasons You Will Love This Home: 1) Beautiful turn-key century home featuring a selection of upgrades throughout 2) Stunning kitchen boasting stainless-steel appliances and a brick decor, an amazing sunroom with a walkout leading to the backyard, and a

full bathroom on each level 3) Upper level showcasing three bedrooms and a third level presenting the potential to optimize for an additional bedroom or a home office 4) Added benefit of upper level laundry access, a beautiful covered porch, and a large backyard 5) Close to all amenities, shopping opportunities, and easy access to Highway 11. Age approximately 100 years. Visit our website for more detailed information.

Confidential for REALTORS® Only
Source Board: Barrie
Prepared By: DARBY HILES, Broker
Date Prepared: 05/18/2022

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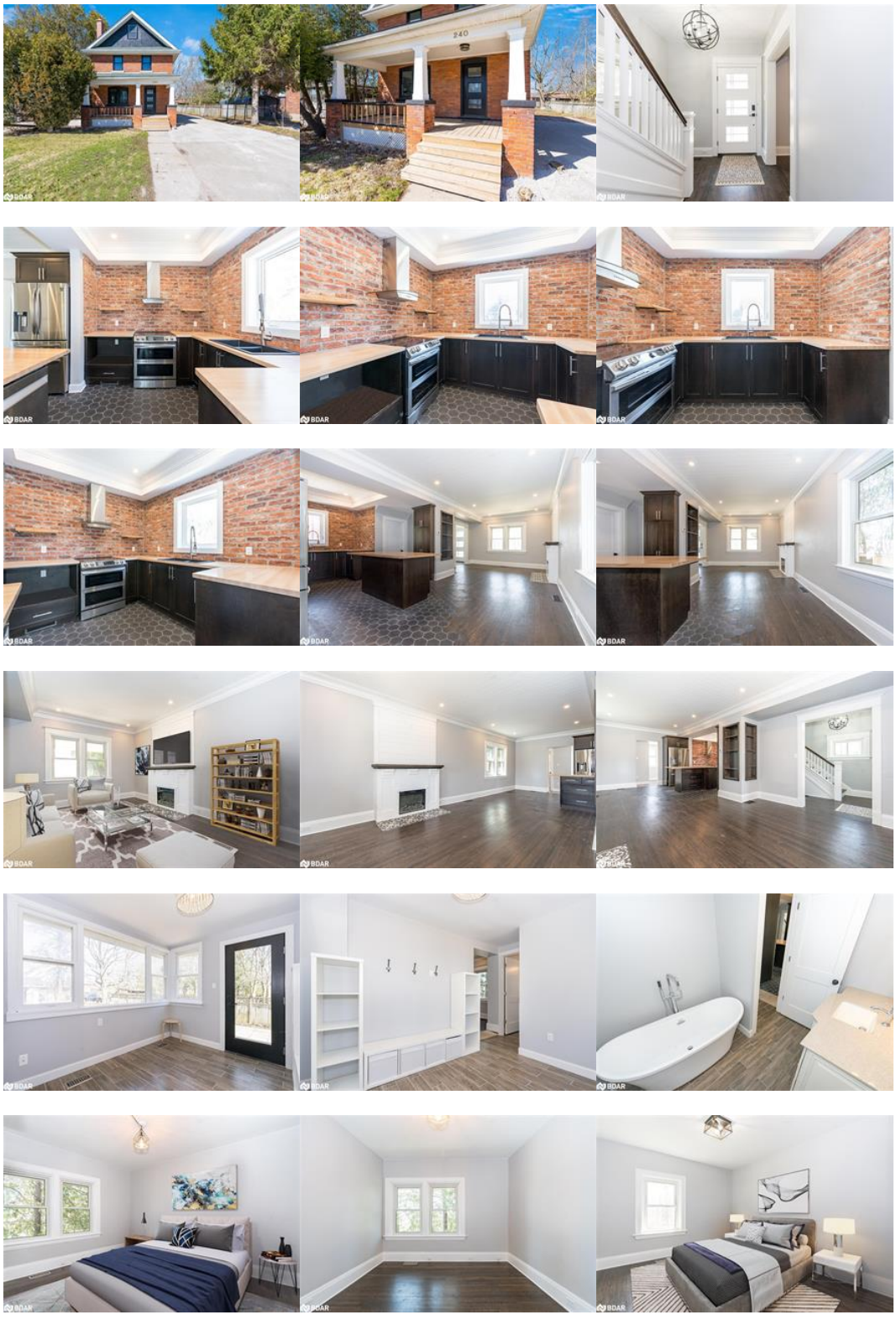

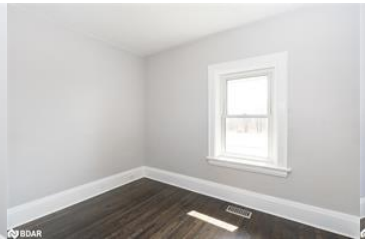
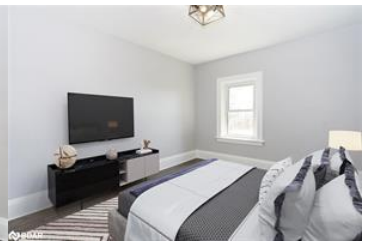
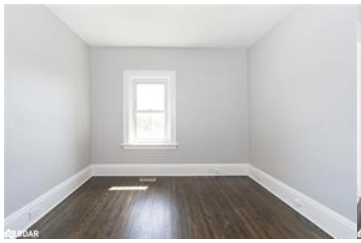
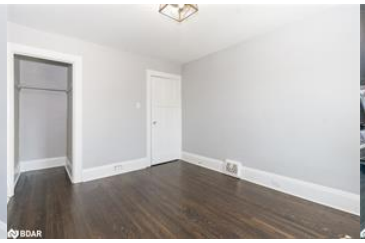
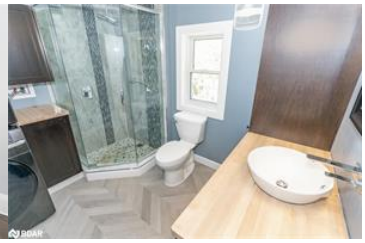

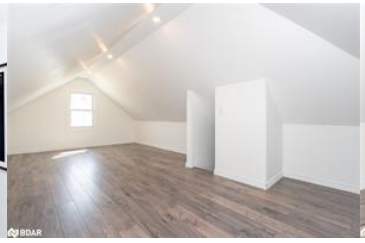

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