

**Property Member Full (NEW)**

**281 JOHN Street, Orillia, Ontario L3V 3J1**

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

**Pending**  
**MLS@:** 40242472  
**List Price:** \$489,900.00  
**Sale Price:** \$482,500.00  
**DOM/CDOM:** [11](#) / [11](#)



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

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
2				1,010
1	1	1		
3	1	1	0	1,010
<b>Garage</b>	<b>Driveway</b>	<b>Total</b>	<b>AG Range:</b>	1001 to 1500
	4.0	4	<b>AG Source:</b>	Other

**Recent:**

**Seller:** ALYSSA JANE LOCKHART AND MARTIN ANDREW LOCKHART  
**ARN/PIN:** 435203030310900 /  
**Legal:** PT LT 162 S/S JOHN ST PL 392 ORILLIA AS IN RO1446347; ORILLIA

**Directions to Property:** Westmount Drive To John Street To #281  
**Cross Street:**

<b>Lot Front:</b>	39.99 ft	<b>Water Body:</b>	--	<b>Const Mats:</b>	Aluminum Siding
<b>Lot Depth:</b>	171 ft	<b>Water Type:</b>	--	<b>Approx Age:</b>	51-99 Years
<b>Lot Shape:</b>	Rectangular	<b>Waterfront:</b>	No	<b>Year/Src:</b>	--
<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>	Unfinished
<b>Topography:</b>	--	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Asphalt Shingle/2014
<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>	None	<b>Survey:</b>	None/
<b>UFFI:</b>	--				

**REALTOR Remarks:** SEASONAL DAMPNES IN BASEMENT \*SOONEST DATE TO CLOSE IS JULY 4  
**Showing Remarks:** THROUGH SHOWING TIME

**.Additional Property Information.**

**Driveway Parking:** Private Drive Single Wide  
**Interior Features:** Ceiling Fans, Water Heater Owned  
**Exterior Features:** Porch-Enclosed  
**Laundry Features:** In Basement  
**Area Influences:** Hospital, Place of Worship, Public Transit, Shopping Nearby

**.Inclusions / Exclusions / Additional.**

**Inclusions:** Carbon Monoxide Detector, Dishwasher, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove, Window Coverings // PATIO FURNITURE/  
**Exclusions:** GREY CURTAINS IN LIVING ROOM  
**Lease to Own:** None  
**Under Contract:** None  
**Heating:** Forced Air, Oil Forced Air  
**Furnace Age:** 2006  
**Cooling:** None  
**Plumbing Age:**

**.Listing Information.**

<b>List Date:</b>	04/21/2022	<b>Financing:</b>		<b>Original List Price:</b>	\$489,900
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>		<b>Tax Amt/Yr:</b>	\$2,700.00/2021
<b>Deposit:</b>	5%	<b>HST App to Sale:</b>		<b>Assessment:</b>	189,000/2016
<b>Possession Date:</b>		<b>HST App to Comm:</b>		<b>Contact After Exp:</b>	No
<b>Possession:</b>	60 - 89 Days	<b>SPIS:</b>	No	<b>Special Agreement:</b>	No
<b>Holdover Days:</b>		<b>IBTA:</b>	No	<b>Sign on Property:</b>	Yes
<b>Occupant Type:</b>	Owner			<b>Environ. Audit:</b>	
<b>Pending Date:</b>	05/02/2022	<b>Close Date:</b>	07/07/2022		

**Buyer Agency Compensation:** 2.5% + HST  
**Offer Remarks:** 48 HOUR IRREVOCABLE ON ANY OFFERS PLEASE

**.Showing Information.**

**Showing Req:** Showing System  
**Showing:**  
**Lockbox Type:** Sentrilock  
**Lockbox Location:** Front Door  
**Lockbox Pin:**

**.Listing Agent & Brokerage Information.**

**List Brokerage:** [ROYAL LEPAGE REAL QUEST REALTY, BROKERAGE, ORILLIA](#)  
**List Salesperson:** [MICHELLE GRAVELLE-DORAN, SalE:michellegravelle@live.com](#)  
**T:** 705-327-9999  
**F:**  
**T:** 705-327-9999  
**C:**

**.Buyer Agent & Brokerage Information.**

**Buyer Brokerage:** [Faris Team Real Estate Brokerage](#)  
**Buyer Salesperson:** [Mark Faris, Broker](#)  
**Buyer Brokerage 2:** [Faris Team Real Estate Brokerage](#)  
**Buyer Salesperson 2:** [Ryan Crewson, Salesperson](#)

**T:** 705-797-8485  
**T:** 705-797-8485  
**T:** 705-797-8485  
**T:** 705-797-8485

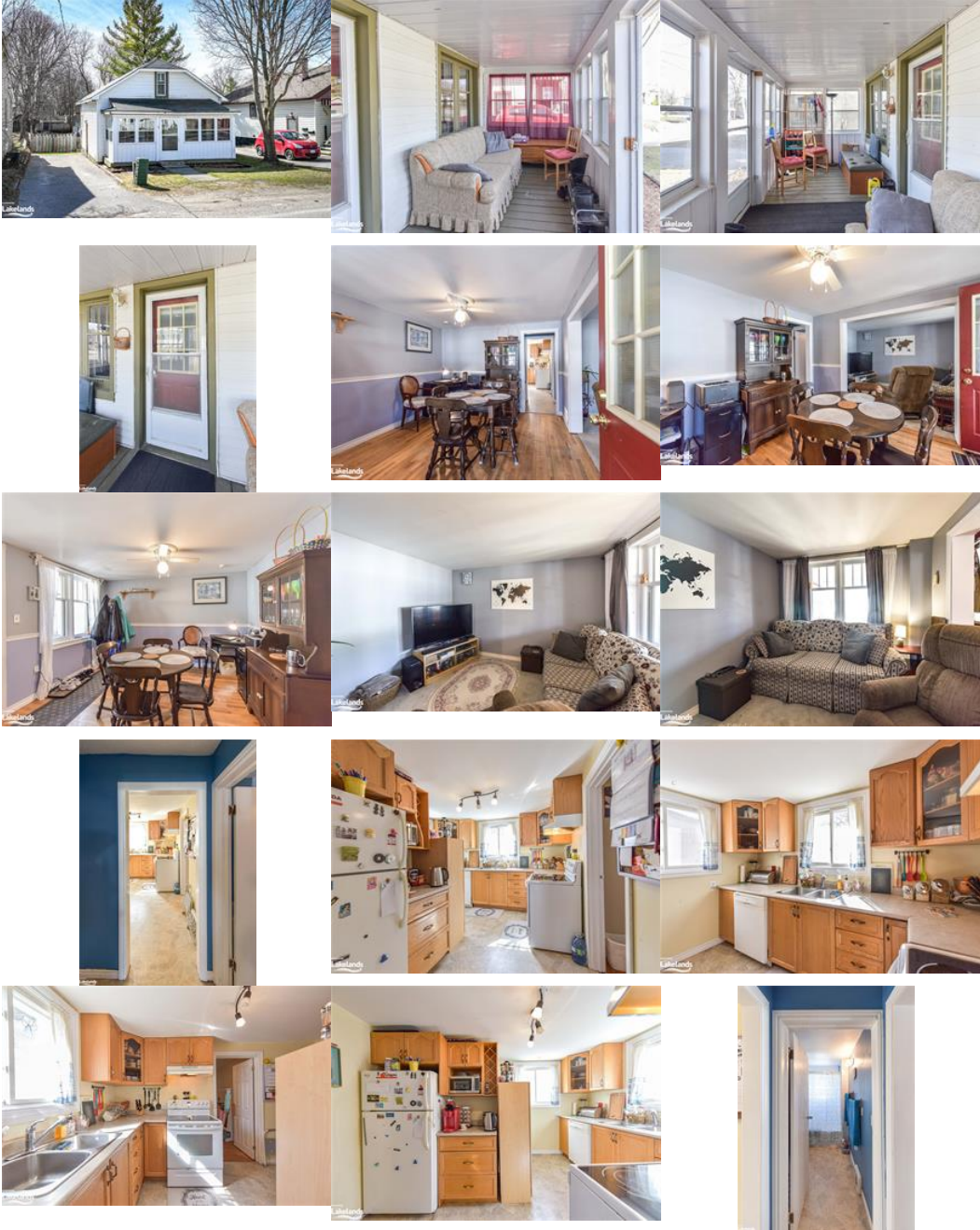
**Public Remarks:** OFFERS ANYTIME! THIS SWEET 3 BEDROOM HOME SITS ON A HUGE IN TOWN LOT IN A GREAT NEIGHBOURHOOD AND IS CENTRALLY LOCATED... 2 BEDROOMS UP AND 1 ON THE MAIN LEVEL OFFERS THE CONVENIENCE OF HAVING ONE LEVEL LIVING... OPEN DINING AND LIVING ROOM, BRIGHT KITCHEN OVERLOOKING THE BACKYARD AND A SIDE ENRTY DOOR LEADS TO OUTSIDE OR TO THE UNFINISHED BASEMENT THATS GREAT FOR STORAGE, UTILITIES AND LAUNDRY. YOU'LL ENJOY MORNING COFFEE OR AN EVENING BEVERAGE IN THE FRONT SCREEN PORCH. THE HUGE BACKYARD GIVES SO MUCH ROOM FOR OUTDOOR ACTIVITIES AND HAS A FIRE PIT AND SHED... CLOSE TO SHOPPING, PARKS, DOWNTOWN... COME HAVE A LOOK AND YOU DON'T NEED TO WAIT FOR AN OFFER DATE.

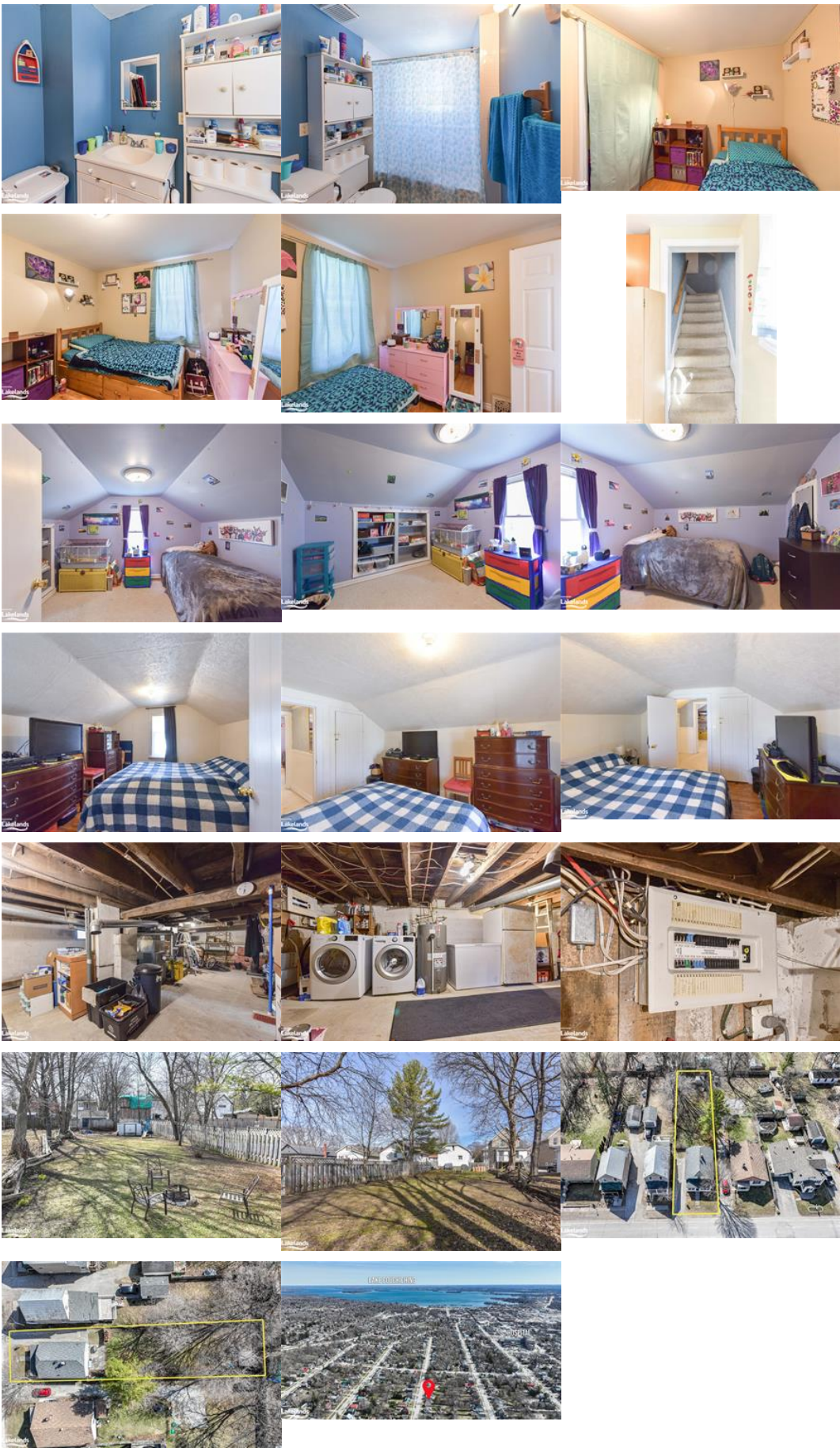
**Confidential for REALTORS® Only**

Source Board: The Lakelands  
Prepared By: DARBY HILES, Broker  
Date Prepared: 05/25/2022

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**MLS®#: 40242472**





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# 87 VICTORIA Street, Orillia, Ontario L3V 2V9

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



**Closed**  
MLS@: 40240293  
List Price: \$489,999.00  
Sale Price: \$472,500.00  
DOM/CDOM: 13 / 13



Third  
Second  
Upper  
Main  
Lower  
Basement  
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				756
2	1	1	1	
2	1	1	1	756
<b>Garage</b>	<b>Driveway</b>	<b>Total</b>	<b>AG Range:</b>	501 to 1000
	2.0	2	<b>AG Source:</b>	Other

Recent: **05/11/2022 : Closed : P->CL**  
Seller: [Get from GeoWarehouse](#)  
ARN/PIN: 435202021218000 / 586440043  
Legal: PT LT 47 S/S VICTORIA ST PL 617 ORILLIA AS IN RO821983; ORILLIA

Directions to Property: Victoria St/Wyandotte St.  
Cross Street:

<b>Lot Front:</b>	38.19 ft	<b>Water Body:</b>	--	<b>Const Mats:</b>	Vinyl Siding
<b>Lot Depth:</b>	55.2 ft	<b>Water Type:</b>	--	<b>Approx Age:</b>	51-99 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 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>	Unfinished
<b>Topography:</b>	--	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Metal/
<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>	RES	<b>Pool:</b>	--	<b>Survey:</b>	None/
<b>UFFI:</b>	--				

REALTOR Remarks: 24-hour irrevocable required. Please send offers to josh@rossmanteam.com  
Showing Remarks: Please call brokerage.

### .Additional Property Information.

**Driveway Parking:** Private Drive Single Wide  
**Interior Features:** None  
**Area Influences:** Public Transit

### .Inclusions / Exclusions / Additional.

**Inclusions:** Dishwasher, Dryer, Refrigerator, Stove, Washer  
**Exclusions:** --  
**Heating:** Forced Air, Gas      **Cooling:** None

### .Listing Information.

<b>List Date:</b>	04/14/2022	<b>Financing:</b>		<b>Original List Price:</b>	\$489,999
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>		<b>Tax Amt/Yr:</b>	\$2,355.00/2021
<b>Deposit:</b>	TBD	<b>HST App to Sale:</b>		<b>Assessment:</b>	170,000/2016
<b>Possession Date:</b>		<b>HST App to Comm:</b>		<b>Contact After Exp:</b>	No
<b>Possession:</b>	1 - 29 Days	<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>	Vacant	<b>Close Date:</b>	05/11/2022	<b>Environ. Audit:</b>	
<b>Pending Date:</b>	04/27/2022				

**Buyer Agency Compensation:** 2.5% unless the buyer is initially shown the property by the listing team, and then represented by another agent, the co-operating commission will be reduced by 1% plus HST.

### .Showing Information.

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

### .Listing Agent & Brokerage Information.

<b>List Brokerage:</b>	<a href="#">Century 21 B.J. Roth Realty Ltd. Brokerage</a>	<b>T:</b>	705-721-9111	<b>F:</b>	
<b>List Salesperson:</b>	<a href="#">Jordan Rossman, Salesperson</a> <b>E:</b> <a href="mailto:jordan@rossmanteam.com">jordan@rossmanteam.com</a>	<b>T:</b>	705-721-9111	<b>C:</b>	705-345-0797
<b>List Brokerage 2:</b>	<a href="#">Century 21 B.J. Roth Realty Ltd. Brokerage</a>	<b>T:</b>	705-326-2100	<b>F:</b>	
<b>List Salesperson 2:</b>	<a href="#">Josh Buchanan, Salesperson</a> <b>E:</b> <a href="mailto:josh@rossmanteam.com">josh@rossmanteam.com</a>	<b>T:</b>	705-955-2554	<b>C:</b>	705-955-2554

### .Buyer Agent & Brokerage Information.

**Buyer Brokerage:** [RE/MAX Hallmark Chay Realty Brokerage](#)      **T:** 705-722-7100  
**Buyer Salesperson:** [Jon Buck, Salesperson](#)      **T:** 705-722-7100

**Public Remarks:** NO OFFER DATE! Welcome to 87 Victoria. This home is ideal for the first-time buyer or downsizer! Meticulously renovated including new kitchen / laundry room with stone countertops, as well as new flooring and lighting. Enter from your covered porch to a spacious mudroom/ entryway. Functional layout offering 2 bedrooms and recently updated bath. In the basement, you will find ample

storage, the 100-amp breaker panel, and Napoleon furnace. This home is conveniently located close to amenities, as well the hospital and downtown Orillia. Parking for two cars. Book your showing today!

**Confidential for REALTORS® Only**

Source Board: Barrie  
Prepared By: DARBY HILES, Broker  
Date Prepared: 05/25/2022

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**MLS® #: 40240293**



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# 78 MCKENZIE Street, Orillia, Ontario L3V 6A7

Simcoe County / Orillia / West Ward  
Residential / Freehold/None  
Bungalow Raised / House / Detached



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

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				776
2	1	1		
2	1	1	0	776
<b>Garage</b>	<b>Driveway</b>	<b>Total</b>	<b>AG Range:</b>	501 to 1000
0.0	4.0	4	<b>AG Source:</b>	Other

**Recent:**

**Seller:** ALAN WILLIAM KENT & JESSICA LYNNE KENT  
**ARN/PIN:** 435203030422200 / 586520111  
**Legal:** PT LT 131 S/S LAVICOUNT ST, 132 S/S LAVICOUNT ST PL 392 ORILLIA AS IN R0708587; ORILLIA

**Directions to Property:** John Street To McKenzie Street  
**Cross Street:**

<b>Lot Front:</b>	56.99 ft	<b>Water Body:</b>	--	<b>Const Mats:</b>	Vinyl Siding
<b>Lot Depth:</b>	0 ft	<b>Water Type:</b>	--	<b>Approx Age:</b>	51-99 Years
<b>Lot Shape:</b>	--	<b>Waterfront:</b>	No	<b>Year/Src:</b>	1948/Public Records
<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>	Crawl Space
<b>Acres Range:</b>	< 0.5	<b>Water Src:</b>	Municipal	<b>Basement Fin:</b>	Unfinished
<b>Topography:</b>	--	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Asphalt Shingle/2017
<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>	Unknown/
<b>UFFI:</b>	--				

**REALTOR Remarks:** Offer presentation date is Tues April 12 at 6pm. Please submit offers to tim.hewittc21@gmail.com before 5pm on Tues April 12. Please make all offers 24 hours irrevocable and attach schedule B.

**Showing Remarks:** Wear mask and sanitize hands upon entry.

**.Additional Property Information.**

**Driveway Parking:** Private Drive Double Wide  
**Interior Features:** Upgraded Insulation  
**Area Influences:** Highway Access, Hospital

**.Inclusions / Exclusions / Additional.**

**Inclusions:** Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings // Fireplace, light fixtures, TV wall mount, garden boxes.

**Exclusions:** Security cameras, flood light, TV, Gazebo

**Under Contract:** Hot Water Heater

**Heating:** Forced Air, Gas      **Cooling:** Central Air

**.Listing Information.**

<b>List Date:</b>	04/06/2022	<b>Financing:</b>		<b>Original List Price:</b>	\$499,900
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>		<b>Tax Amt/Yr:</b>	\$2,881.77/2021
<b>Deposit:</b>	TBD	<b>HST App to Sale:</b>		<b>Assessment:</b>	206,000/2022
<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>	
<b>Occupant Type:</b>	Owner	<b>Close Date:</b>	06/16/2022	<b>Environ. Audit:</b>	
<b>Pending Date:</b>	04/12/2022				
<b>Buyer Agency Compensation:</b>	2.5%+ HST				

**.Showing Information.**

**Showing Req:** Showing System, TLBO (List Brokerage)      **Lockbox Type:** Masterlock      **Lockbox Pin:**

**Showings:**      **Lockbox Location:**

**.Listing Agent & Brokerage Information.**

<b>List Brokerage:</b>	<a href="#">Century 21 B.J. Roth Realty Ltd. Brokerage</a>	<b>T:</b>	705-721-9111	<b>F:</b>	
<b>List Salesperson:</b>	<a href="#">Tim Hewitt, Salesperson</a>	<b>E:</b>	<a href="mailto:tim.hewitt@century21.ca">tim.hewitt@century21.ca</a>	<b>C:</b>	705-791-9987
<b>List Brokerage 2:</b>	<a href="#">Century 21 B.J. Roth Realty Ltd. Brokerage</a>	<b>T:</b>	705-721-9111	<b>F:</b>	
<b>List Salesperson 2:</b>	<a href="#">Blair Smith, Salesperson</a>	<b>E:</b>	<a href="mailto:blair.smith@century21.ca">blair.smith@century21.ca</a>	<b>T:</b>	705-623-4005

**.Buyer Agent & Brokerage Information.**

**Buyer Brokerage:** [Re/Max Hallmark Peggy Hill Group Realty Brokerage](#)      **T:** 705-739-4455  
**Buyer Salesperson:** [Peggy Hill, Broker](#)      **T:** 705-739-4455

**Buyer Brokerage 2:** [Re/Max Hallmark Peggy Hill Group Realty Brokerage](#)  
**Buyer Salesperson 2:** [Darren Johnson, Salesperson](#)

**T:** 705-739-4455  
**T:** 705-739-4455

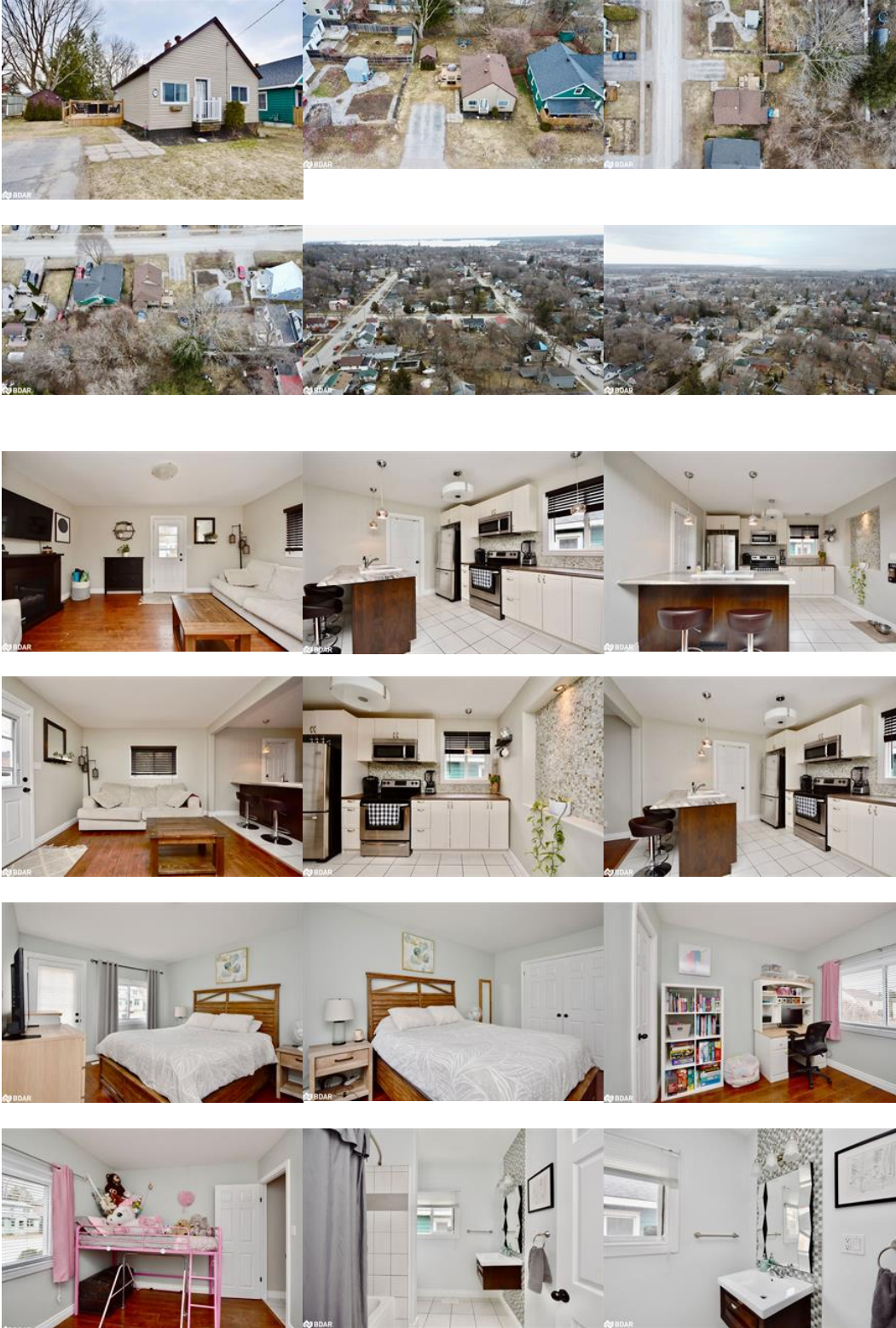
**Public Remarks:** Attention First time home buyers or someone looking to downsize! Here is your opportunity to own a beautiful detached home in a wonderful mature neighborhood in Orillia. This 2 bed, 1 bath home is situated on a large lot with easy access to all amenities and highways. This home has had extensive updating throughout. The roof and windows were done in 2017, A/C 2021, furnace 2019 and many other updates including Insulation, Kitchen and bathroom. The large new deck is perfect for BBQing and enjoying the time with friends and family, as well as the large private backyard. Don't miss the chance to buy a turnkey place to call home.

**Confidential for REALTORS® Only**

Source Board: Barrie  
Prepared By: DARBY HILES, Broker  
Date Prepared: 05/25/2022

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**MLS®#: 40234151**





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# 232 JOHN Street, Orillia, Ontario L3V 3H7

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



**Directions to Property:** Westmount Dr S To John St  
**Cross Street:**

**Lot Front:** 50 ft  
**Lot Depth:** 171 ft  
**Lot Shape:** Rectangular  
**Lot Size Area:** --  
**Lot Size Src:** --  
**Acres Range:** < 0.5  
**Topography:** --  
**Fronting On:** --  
**Location:** Urban  
**Zoning:** R1  
**UFFI:** --

**Water Body:** --  
**Water Type:** --  
**Waterfront:** No  
**Water Frnt Ft:** --  
**Sewer:** Sewer (Municipal)  
**Water Src:** Municipal-Metered  
**Water Trmnt:** None  
**Well Testing:** --  
**Well Depth:** --  
**Pool:** --

**Const Mats:** Brick  
**Approx Age:** 100+ Years  
**Year/Src:** 1920/Public Records  
**Foundation:** Stone  
**Basement Type:** Full Basement  
**Basement Fin:** Unfinished  
**Roof/Replaced:** Asphalt Shingle/2011  
**Garage:** Detached Garage  
**Winterized:** --  
**Survey:** None/

**REALTOR Remarks:** No more showings - Sold firm pending deposit. Tenant month to month \$1430 includes water/sewer, 2 outside parking spots behind the house, and use of shed. Garage for owners personal use. Seasonal dampness in basement and garage.

**Showing Remarks:** 24 hr notice for showings, 9am - 3pm preferred book thru Broker Bay, Can accommodate 3 -7pm if necessary - contact Listing Agent

## Additional Property Information.

**Driveway Parking:** Private Drive Single Wide  
**Interior Features:** Auto Garage Door Remote(s), Water Heater Owned  
**Exterior Features:** Porch  
**Security Features:** Carbon Monoxide Detector(s), Smoke Detector(s)  
**Laundry Features:** In Basement  
**Area Influences:** Downtown, Hospital, Library, Park, Rec./Community Centre, Schools  
**Other Structures:** Fence - Partial, Shed, Workshop  
**Services:** Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup  
**Restrictions:** None

## Inclusions / Exclusions / Additional.

**Inclusions:** Built-in Microwave, Dryer, Freezer, Garage Door Opener, Hot Water Tank Owned, Washer  
**Exclusions:** Refrigerator, Stove, Small Freezer in Basement are tenants  
**Lease to Own:** None  
**Under Contract:** None  
**Heating:** Forced Air, Gas  
**Furnace Age:** 2008  
**Cooling:** Central Air  
**Plumbing Age:**

## School Information.

**School District:** Simcoe County District School Board  
**Elem School:** Lion's Oval PS/Monsignor Lee CS  
**High School:** OSS/PFSS

## Listing Information.

**List Date:** 04/04/2022  
**Expiration Date:**  
**Deposit:** negotiable  
**Possession Date:**  
**Possession:** Flexible  
**Holdover Days:** 90  
**Occupant Type:** Tenant  
**Pending Date:** 04/09/2022  
**Financing:**  
**Assign. of Listing:**  
**HST App to Sale:**  
**HST App to Comm:**  
**SPIS:**  
**IBTA:** Yes  
**Close Date:** 05/16/2022  
**Original List Price:** \$500,000  
**Tax Amt/Yr:** \$3,229.00/2021  
**Assessment:** 233,000/2022  
**Contact After Exp:** No  
**Special Agreement:** No  
**Sign on Property:** Yes  
**Environ. Audit:**

**Buyer Agency Compensation:** 2.50% plus HST

**Offer Remarks:** Offers welcome anytime with a 48 hour irrevocable. Seller is non-occupying owner, please include AS IS clause and Sch B in doc's

## Showing Information.

**Closed**  
**MLS@:** 40233697  
**List Price:** \$500,000.00  
**Sale Price:** \$530,000.00  
**DOM/CDOM:** 5 / 5

	Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
Third					
Second	3	1			1,418
Upper					
Main		1	1		
Lower					
Basement					
<b>Total</b>	3	2	1	0	1,418
<b>Garage</b>	<b>Driveway</b>	<b>Total</b>	<b>AG Range:</b>	1001 to 1500	
2.0	6.0	8	<b>AG Source:</b>	LBO provided	

**Recent:** 05/16/2022 : Closed : P->CL  
**Seller:** [Get from GeoWarehouse](#)  
**ARN/PIN:** 435203030210400 / 586510125  
**Legal:** LT 9 N/S JOHN ST BLK 251 PL 406 ORILLIA; ORILLIA

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

Showing System

**Lockbox Type:** SentiLock  
**Lockbox Location:** Front Door

**Lockbox Pin:**

**.Listing Agent & Brokerage Information.**

**List Brokerage:** [Century 21 B.J. Roth Realty Ltd. Brokerage](#)  
**List Salesperson:** [Yasmin Parish, Salesperson](#) **E:** [yasmin.parish@c21.ca](mailto:yasmin.parish@c21.ca)

**T:**705-721-9111 **F:**  
**T:**705-721-9111 **C:**705-826-3110

**.Buyer Agent & Brokerage Information.**

**Buyer Brokerage:** [Re/Max Orillia Realty \(1996\) Ltd. Brokerage](#)  
**Buyer Salesperson:** [Marci Csumrik, Salesperson](#)

**T:** 705-325-1373  
**T:** 705-325-1373

**Public Remarks:** Need a 27' x 27' detached garage/shop? This one comes with a 1418 sq ft 3 bdrm 1 1/2 bthrm home!! Starting out or investing, this all brick 2 story home has lots of possibilities with forced air natural gas heat (2008 ish) roof shingles and sheathing (2011 ish) new central air conditioning (2015) new main floor 2 piece powder room (2015) new 100 amp elec panel (2015). Long private driveway to garage and 2 side by side parking spots behind the house. 50 x 171' deep lot is mostly fenced and hedged. Convenient central Orillia location close to downtown, hospital, schools, shopping, parks, transit, and the highway for commuters. Please respect the tenants and do not walk the property without an appointment.

**Confidential for REALTORS® Only**

Source Board: Barrie  
Prepared By: DARBY HILES, Broker  
Date Prepared: 05/25/2022

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**MLS®#: 40233697**



Front Porch



2 side by side parking spots and shed behind the house



27 x 27 block garage at back of property



Insulated automatic garage door, concrete floor



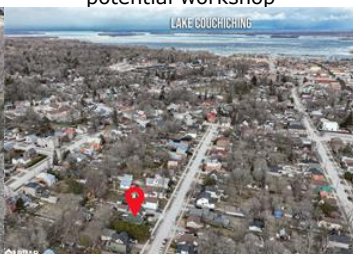
Room for vehicles and toys, potential workshop



Mostly fenced yard



Approximate outline of the property



Centrally located



Close to schools, shopping, Lake Simcoe and Lake Couchiching



# 311 MARY Street, Orillia, Ontario L3V 3E9

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



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

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				734
2	1	1		
1	1	1	1	485
3	2	2	1	1,219
<b>Garage</b>	<b>Driveway</b>	<b>Total</b>	<b>AG Range:</b>	501 to 1000
3.0	5.0	8	<b>AG Source:</b>	Other

**Recent:** 05/11/2022 : Closed : P->CL  
**Seller:** [Get from GeoWarehouse](#)  
**ARN/PIN:** 435203030304300 / 586480010  
**Legal:** PT LT 202 S/S MARY ST PL 392 ORILLIA AS IN R0972851 S/T & T/W R0972851; ORILLIA

**Directions to Property:** Mississaga St W To Mary St  
**Cross Street:**

<b>Lot Front:</b>	33 ft	<b>Water Body:</b>	--	<b>Const Mats:</b>	Vinyl Siding
<b>Lot Depth:</b>	178 ft	<b>Water Type:</b>	--	<b>Approx Age:</b>	51-99 Years
<b>Lot Shape:</b>	--	<b>Waterfront:</b>	No	<b>Year/Src:</b>	1942/Other
<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, Flat, Level	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Asphalt Shingle/
<b>Fronting On:</b>	South	<b>Well Testing:</b>	--	<b>Garage:</b>	Detached Garage
<b>Location:</b>	Urban	<b>Well Depth:</b>	--	<b>Winterized:</b>	Fully Winterized
<b>Zoning:</b>	R2	<b>Pool:</b>	None	<b>Survey:</b>	Unknown/
<b>UFFI:</b>	--				

**REALTOR Remarks:** \*\* SOLD FIRM, AWAITING DEPOSIT\*\*\*SELLER IS A NON OCCUPYING HOME OWNER - ATTACH SCHEDULE B. OFFERS ACCEPTED MONDAY APRIL 11 @ 5, REGISTER BY 3. AGE & ZONING AS PER GEO, SQFT AND ROOM MEASUREMENTS AS PER IGUIDE. PLEASE SUBMIT OFFERS TO MARK@MARKVANDENBRINK.CA THANK YOU  
**Showing Remarks:** THROUGH LISTING BROKERAGE/BROKERBAY

**.Additional Property Information.**

<b>Driveway Parking:</b>	Outside/Surface/Open		
<b>Year Built Des:</b>	Completed / New		
<b>Interior Features:</b>	In-Law Suite		
<b>Exterior Features:</b>	Deck(s), Year Round Living		
<b>Parking Features:</b>	Mutual/Shared Driveway		
<b>Basement Features:</b>	Separate Entrance, Walk-Up		
<b>Area Influences:</b>	Downtown, Hospital, Park, Schools, Shopping Nearby		
<b>Other Structures:</b>	Workshop, Other		
<b>Services:</b>	Cable, Electricity, Natural Gas, Telephone		
<b>Recreational Use:</b>	False	<b>Licensed Dwelling:</b>	--
		<b>Watermeter:</b>	--

**.Inclusions / Exclusions / Additional.**

<b>Inclusions:</b>	Dryer, Refrigerator, Stove, Washer // BASEMENT FRIDGE & STOVE
<b>Exclusions:</b>	--
<b>Under Contract:</b>	Hot Water Heater
<b>Heating:</b>	Forced Air, Gas
<b>Cooling:</b>	None

**.School Information.**

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

**.Listing Information.**

<b>List Date:</b>	04/06/2022	<b>Financing:</b>		<b>Original List Price:</b>	\$499,900
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>		<b>Tax Amt/Yr:</b>	\$2,717.10/2022
<b>Deposit:</b>	5%	<b>HST App to Sale:</b>		<b>Assessment:</b>	196,000/2022
<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>	90	<b>IBTA:</b>	Yes	<b>Sign on Property:</b>	Yes
<b>Occupant Type:</b>	Vacant			<b>Environ. Audit:</b>	
<b>Pending Date:</b>	04/11/2022	<b>Close Date:</b>	05/11/2022		

**Buyer Agency Compensation:** 2.5%  
**Offer Remarks:** AGE, ZONING AS PER GEO, ROOM MEASUREMENTS & SQFT AS PER IGUIDE. PLEASE SUBMIT OFFERS TO MARK@MARKVANDENBRINK.CA THANK YOU!

**.Showing Information.**

<b>Showing Req:</b>	Showing System, TLBO (List Brokerage)	<b>Lockbox Type:</b>	Masterlock	<b>Lockbox Pin:</b>	
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Showings:

Lockbox Location: Front Door

**.Listing Agent & Brokerage Information.**

List Brokerage: [Century 21 B.J. Roth Realty Ltd. Brokerage](#)  
 List Salesperson: [Mark Vandenberg, Broker](#) E:[mark@markvandenberg.ca](mailto:mark@markvandenberg.ca)  
 List Brokerage 2: [Century 21 B.J. Roth Realty Ltd. Brokerage](#)  
 List Salesperson 2: [Joshua Hubert, Salesperson](#) E:[josh@markvandenberg.ca](mailto:josh@markvandenberg.ca)

T:705-721-9111 F:  
 T:705-721-9111 C:705-721-9111  
 T:705-721-9111 F:  
 T:705-790-2046 C:705-790-2046

**.Buyer Agent & Brokerage Information.**

Buyer Brokerage: [Remax West Exports](#)  
 Buyer Salesperson: VITOR ALMEIDA, Salesperson

T: 647-217-7440  
 T: 647-217-7440

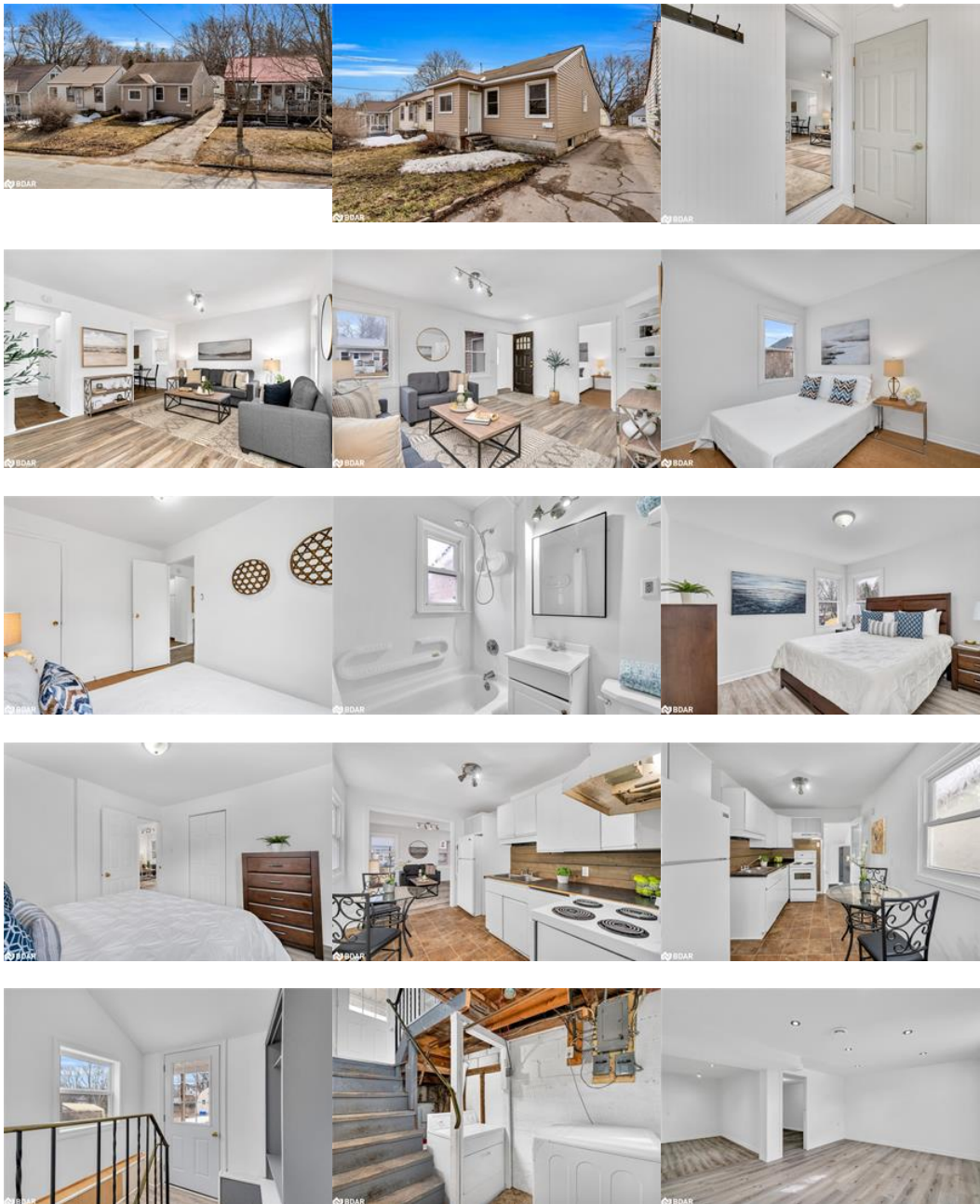
**Public Remarks:** 311 MARY STREET PRESENTS A GREAT INVESTMENT OPPORTUNITY OR ANY HOME OWNER LOOKING TO OFFSET THEIR MORTGAGE WITH INCOME! PRESENTING A 3 BEDROOM 2 BATH HOME CENTRALLY LOCATED WITHIN AMENITIES, SCHOOLS, PARKS, ORILLIA'S DOWNTOWN CORE AND COMMUTER ROUTES! OPEN CONCEPT MAIN FLOOR FEATURING 2 HEALTHY SIZED BEDROOMS, A 4 PC BATHROOM, UPGRADED FLOORING, EXTERIOR SIDING AND A SELECTION OF REPLACED WINDOWS. BASEMENT IS FULLY FINISHED OFFERING A SECOND SUIT EQUIPPED WITH A 3 PC BATHROOM, KITCHEN AND NEW FLOORING THROUGHOUT. SHARED LAUNDRY AND A CONVENIENT SECOND ENTRYWAY FOR EXTENDED FAMILY OR TENANTS. DEEP LOT SPANNING 178'. HOME HAS A MUTUAL DRIVEWAY EXPANDING TO A LARGE PARKING LOT FOR 5 VEHICLES PLUS AN EXCELLENT SIZED (20'X33') SHOP/QUONSET HUT (20'X33') WITH HYDRO. BOOK YOUR SHOWING TODAY!

**Confidential for REALTORS® Only**

Source Board: Barrie  
 Prepared By: DARBY HILES, Broker  
 Date Prepared: 05/25/2022

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MLS®#: 40222374





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# 71 ALBERT Street S, Orillia, Ontario L3V 5K8

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



Third  
Second  
Upper  
Main  
Lower  
Basement  
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				708
2	1	1	1	
2	1	1	1	708
<b>Garage</b>	<b>Driveway</b>	<b>Total</b>	<b>AG Range:</b>	501 to 1000
	3.0	3	<b>AG Source:</b>	Other

**Recent:**  
**Seller:** CINDY LOU VERRETTE  
**ARN/PIN:** 435202020120300 / 586440089  
**Legal:** LT 58 W/S ALBERT ST PL 617; ORILLIA

**Directions to Property:** Coldwater Rd W, Right Onto Albert St N  
**Cross Street:**

<b>Lot Front:</b>	41 ft	<b>Water Body:</b>	--	<b>Const Mats:</b>	Aluminum Siding, Wood
<b>Lot Depth:</b>	106 ft	<b>Water Type:</b>	--	<b>Approx Age:</b>	51-99 Years
<b>Lot Shape:</b>	--	<b>Waterfront:</b>	No	<b>Year/Src:</b>	1955/Other
<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>	Crawl Space
<b>Acres Range:</b>	< 0.5	<b>Water Src:</b>	Municipal	<b>Basement Fin:</b>	Unfinished
<b>Topography:</b>	Dry, Flat, Level	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Asphalt Shingle/
<b>Fronting On:</b>	West	<b>Well Testing:</b>	--	<b>Garage:</b>	--
<b>Location:</b>	Urban	<b>Well Depth:</b>	--	<b>Winterized:</b>	Fully Winterized
<b>Zoning:</b>	R1	<b>Pool:</b>	--	<b>Survey:</b>	Unknown/
<b>UFFI:</b>	--				

**REALTOR Remarks:** AGE, ZONING AS PER GEO, ROOM MEASUREMENTS & SQFT AS PER IGUIDE. PLEASE SUBMIT OFFERS TO MARK@MARKVANDENBRINK.CA THANK YOU!

**Showing Remarks:** THROUGH LISTING BROKERAGE/BROKERBAY

### Additional Property Information.

<b>Driveway Parking:</b>	Outside/Surface/Open, Private Drive Single Wide
<b>Year Built Des:</b>	Completed / New
<b>Interior Features:</b>	Ceiling Fans, None
<b>Parking Features:</b>	Asphalt Driveway, Tandem Driveway
<b>Laundry Features:</b>	Main Level
<b>Area Influences:</b>	Downtown, Hospital, Library, Public Transit, Quiet Area, Schools
<b>Recreational Use:</b>	False
<b>Licensed Dwelling:</b>	--
<b>Watermeter:</b>	True

### Inclusions / Exclusions / Additional.

<b>Inclusions:</b>	Dryer, Refrigerator, Stove, Washer
<b>Exclusions:</b>	--
<b>Under Contract:</b>	Hot Water Heater
<b>Heating:</b>	Forced Air, Gas
<b>Cooling:</b>	Window Unit

### School Information.

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

### Listing Information.

<b>List Date:</b>	04/07/2022	<b>Financing:</b>		<b>Original List Price:</b>	\$399,900
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>		<b>Tax Amt/Yr:</b>	\$2,133.62/2021
<b>Deposit:</b>	5%	<b>HST App to Sale:</b>		<b>Assessment:</b>	154,000/2022
<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>	90	<b>IBTA:</b>	Yes	<b>Sign on Property:</b>	Yes
<b>Occupant Type:</b>	Owner	<b>Close Date:</b>	06/15/2022	<b>Environ. Audit:</b>	
<b>Pending Date:</b>	04/14/2022				
<b>Buyer Agency Compensation:</b>	2.5%				
<b>Offer Remarks:</b> 24 hour irrevocable on all offers.					

### Showing Information.

<b>Showing Req:</b>	Showing System, TLBO (List Brokerage)	<b>Lockbox Type:</b>	Masterlock	<b>Lockbox Pin:</b>	
<b>Showings:</b>		<b>Lockbox Location:</b>	Front Door		

### Listing Agent & Brokerage Information.

<b>List Brokerage:</b>	<a href="#">Century 21 B.J. Roth Realty Ltd. Brokerage</a>	<b>T:705-721-9111</b>	<b>F:</b>
<b>List Salesperson:</b>	<a href="#">Mark Vandenbrink, Broker</a> <b>E:mark@markvandenbrink.ca</b>	<b>T:705-721-9111</b>	<b>C:705-721-9111</b>
<b>List Brokerage 2:</b>	<a href="#">Century 21 B.J. Roth Realty Ltd. Brokerage</a>	<b>T:705-721-9111</b>	<b>F:</b>
<b>List Salesperson 2:</b>	<a href="#">Joshua Hubert, Salesperson</a> <b>E:josh@markvandenbrink.ca</b>	<b>T:705-790-2046</b>	<b>C:705-790-2046</b>

**Buyer Agent & Brokerage Information.**

**Buyer Brokerage:** [Royal LePage First Contact Realty Brokerage](#)  
**Buyer Salesperson:** [Jackie Kerkhof, Salesperson](#)

**T:** 705-728-8800  
**T:** 705-728-8800

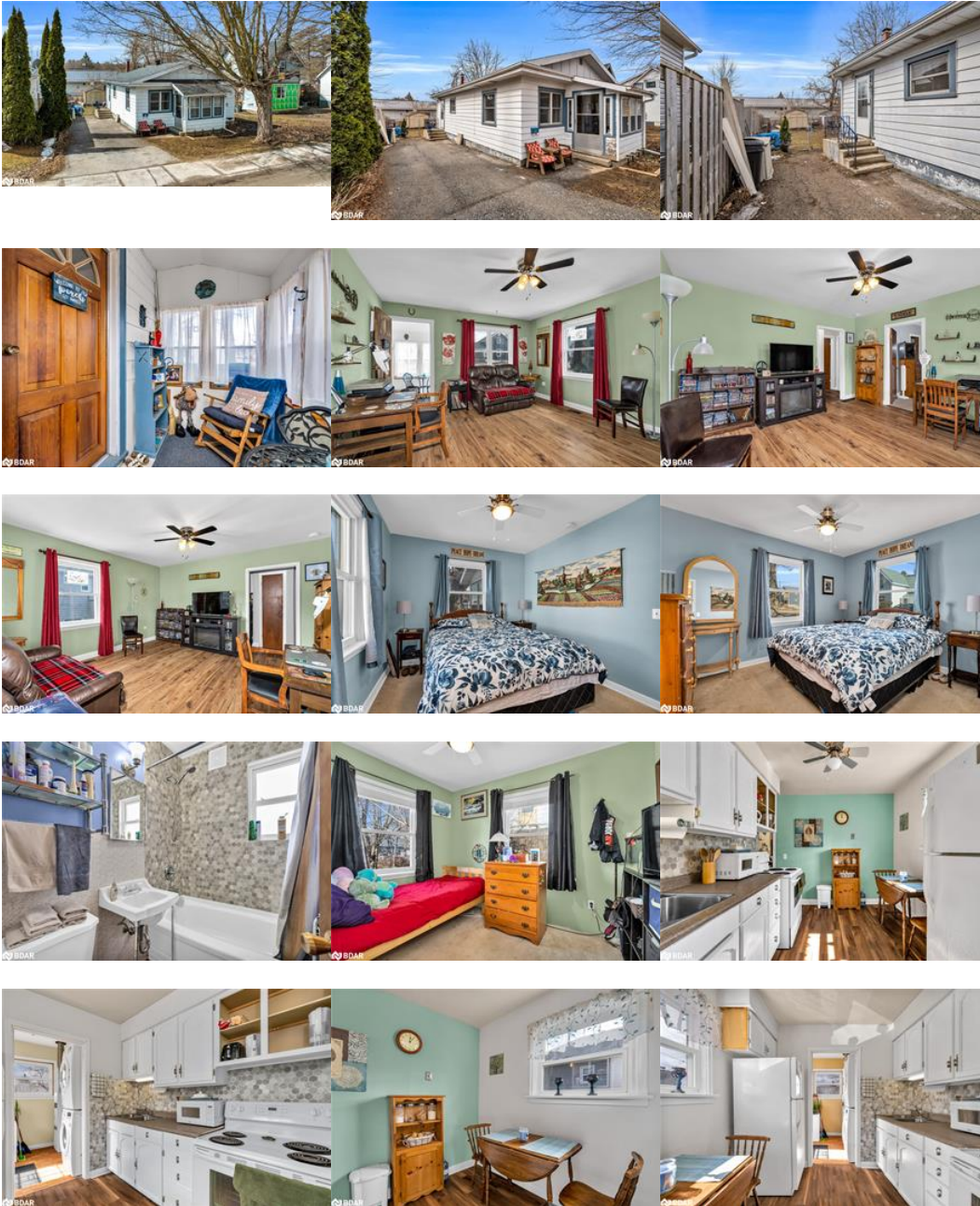
**Public Remarks:** PERFECT STARTER HOME LOCATED WITHIN WALKING DISTANCE TO THE NEW ORILLIA REC CENTRE, HOSPITAL, AMENITIES, ORILLIA'S BEAUTIFUL DOWNTOWN CORE AND WATERFRONT. 71 ALBERT STREET FEATURES 2 BEDROOMS AND 1 BATH, UPDATED LAMINATE FLOORING AND A REFRESHED BATHROOM AND KITCHEN. HOME OWNERSHIP IS A BREEZE OFFERED BY INEXPENSIVE CARRYING COST. BOTH BEDROOMS ARE HEALTHY IN SIZE EQUIPPED WITH CLOSETS AND LARGE WINDOWS INVITING AN ABUNDANCE OF NATURAL LIGHT. HOME HAS 2 CONVENIENT ENTRANCES INCLUDING A FRONT SUNROOM THAT IS A PERFECT SPACE TO UNWIND AND ENJOY THOSE SUMMER NIGHTS. AMPLE PARKING SPACE AND A LARGE YARD WITH NO IMMEDIATE BACK NEIGHBOURS AND MATURE TREES OFFERING SOME PRIVACY. BOOK YOUR SHOWING BEFORE ITS TO LATE!

**Confidential for REALTORS® Only**

Source Board: Barrie  
Prepared By: DARBY HILES, Broker  
Date Prepared: 05/25/2022

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