590 HIGH Street, Orillia, Ontario L3V 6Y7

Client Full
Incomplete / Residential

590 HIGH St Orillia

MLS®#: 40211786
Price: **$799,000**

Simcoe County/Orillia/South Ward

Bungalow Raised/House

	Beds	Baths	Kitch
Basement	**2**	**1**	**1**
Main	**3**	**1**	**1**

Alt MLS®#:	**40213968**
Beds:	**5** (**3** + **2**)
Baths:	**0** (**0** + **0**)
SF Fin Total:	**2,295/Plans**
SF Fin Range:	**1001 to 1500**
AG Fin SF:	**1,249.00/Plans**
BG Fin SF:	**1,046.00/Plans**
Common Interest:	**Freehold/None**
Tax Amt/Yr:	**$3,284/2022**

Remarks/Directions

Public Rmks: **LEGAL DUPLEX - NO OFFER DATE! Fully vacant legal duplex located in a desirable Orillia neighborhood. This newly renovated raised-bungalow is a fantastic opportunity for an investor looking to increase their portfolio, first-time buyer to live in one unit and offset the mortgage with income from the other, or for families who enjoy their own space. This home has been renovated from top to bottom featuring 2 new kitchens, 2 new bathrooms, new vinyl flooring throughout, newer windows (2021), new 200amp panel, updated plumbing and electrical, and a new hot water tank. Both units have their own laundry. The main level has a large open concept living, dining, kitchen and sunroom with walkout to fully fenced yard. Fantastic amenities nearby including downtown, shopping, restaurants, rec-center as well as walking distance to Lake Simcoe, parks, schools and easy access to Highway 12. Don't miss this amazing opportunity in the very quickly growing City of Orillia!**

Directions: **Highway 12 to High Street**

Common Elements

Exterior

Exterior Feat:	**Deck(s)**				
Construct. Material:	**Aluminum Siding, Brick**			Roof:	**Asphalt Shingle**
Shingles Replaced:		Foundation:	**Concrete**	Prop Attached:	**Detached**
Year/Desc/Source:	**1978//Owner**			Apx Age:	**31-50 Years**
Property Access:	**Municipal Road, Public Road**			Rd Acc Fee:	
Other Structures:	**Shed**			Winterized:	
Garage & Parking:	**Private Drive Double Wide//Asphalt Driveway**				
Parking Spaces:	**3**	Driveway Spaces:	**3.0**	Garage Spaces:	**0.0**
Services:	**Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone Available**				
Water Source:	**Municipal-Metered**	Water Tmnt:		Sewer:	**Sewer (Municipal)**
Lot Size Area/Units:	/	Acres Range:	**< 0.5**	Acres Rent:	
Lot Front (Ft):	**51.00**	Lot Depth (Ft):	**100.00**	Lot Shape:	**Rectangular**
Location:	**Urban**	Lot Irregularities:		Land Lse Fee:	
Area Influences:	**Ample Parking, Beach, Campground, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Marina, Park, Playground Nearby, Public Transit, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby**				
Topography:				Fronting On:	**East**
School District:	**Simcoe County District School Board**				

Interior

Interior Feat:	**Water Heater Owned**				
Security Feat:	**Carbon Monoxide Detector(s), Smoke Detector(s)**				
Basement:	**Full Basement**	Basement Fin:	**Fully Finished**		
Basement Feat:	**Separate Entrance**				
Laundry Feat:	**In-Suite, Lower Level, Main Level, Multiple Locations**				
Cooling:	**Central Air**				
Heating:	**Forced Air, Gas**				
Under Contract:	**None**			Contract Cost/Mo:	
Lease to Own:	**None**				
Inclusions:	**Other**				
Add Inclusions:	**2 x Stoves, 2 x Range Hoods, 2 x Refrigerators, 1 x Dishwasher, 1 x Washer, 1 x Dryer, All Smoke Detectors/Carbon monoxide detectors, All Window Coverings.**				
Electric Age:	**0**	Plumbing Age:	**0**	Furnished:	
Furnace Age:	**11**	Tank Age:	**1**	UFFI:	

Property Information

Common Elem Fee:	**No**	Local Improvements Fee:	
Legal Desc:	**PCL 20-1 SEC M124; LT 20 PL M124 ORILLIA; ORILLIA**		
Zoning:	**R1**	Survey:	**None**/
Assess Val/Year:	**$286,000/2022**	Hold Over Days:	
PIN:	**586810023**	Occupant Type:	**Owner**

ROLL: **435201011700900**
Possession/Date: **Flexible**/ Deposit: **10000**

Brokerage Information

List Date:
List Brokerage: **EXP Realty Brokerage**
Source Board: **Barrie**

Prepared By: Ryan Megson, Salesperson **Date Prepared: 03/23/2022**

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