

97 ALBERT Street S, Orillia, Ontario L3V 5L1

Client Full
Active / Residential

97 ALBERT St S Orillia

MLS® #: **40359733**
Price: **\$629,900**



Simcoe County/Orillia/West Ward 2 Storey/House

	Beds	Baths	Kitch
Main	2	1	1
Second	1	1	1

Alt MLS® #: **40366606**
Interboard MLS® #: **S5879521**
Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **2 (2 + 0)**
SF Fin Total: **1,578**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,578/Plans**
DOM/CDOM: **2/2**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,760.29/2023**

Remarks/Directions

Public Rmks: **NEWLY RENOVATED DUPLEX with vacant possession in the heart of Orillia! This home has undergone extensive renovations and is now an amazing investment opportunity for someone looking to live in one unit and offset their living expenses with the other, or for the savvy investor looking to add to their portfolio. Featuring a spacious 2 Bed 1 Bath Unit on the main floor and a modern 1 Bed 1 Bath unit on the second floor. Upgrades include all new plumbing (2022), all new electrical including new 200amp panel and new sub-panel for 2nd unit (2022), new central air unit (2020), new luxury vinyl flooring throughout both units (2022), sound-insulation between units (2022), upgraded attic insulation (2021), two fully-renovated bathrooms (2022), a brand new kitchen upstairs (2022) and more! The two-bedroom unit has plumbing roughed-in ready to add a second bathroom. Both units have completely separate entrances and separate driveways. New appliances include new washer, dryer, stainless stove, two new stainless dishwashers and two new refrigerators. Fantastic lot size with a huge back yard. Centrally located just a short walk to downtown Orillia, waterfront, hospital, new rec-centre, schools and parks.**

Directions: **Barrie Road To Albert Street South**

Common Elements

Locker:

Balcony:

Exterior

Construct. Material:	Brick, Masonite/Colourlock	Roof:	Asphalt Shingle, Metal
Shingles Replaced:		Prop Attached:	Detached
Year/Desc/Source:	//	Apx Age:	100+ Years
Property Access:	Municipal Road, Year Round Road	Rd Acc Fee:	
Garage & Parking:	Detached Garage//Private Drive Double Wide	Garage Spaces:	1.0
Parking Spaces:		Sewer:	Sewer (Municipal)
Water Source:	Municipal-Metered	Acres Rent:	
Lot Size Area/Units:	0.206/Acres	Acres Range:	< 0.5
Lot Front (Ft):	54.00	Lot Depth (Ft):	165.00
Location:	Urban	Lot Shape:	Rectangular
Area Influences:	Downtown, Hospital, Lake/Pond, Library, Public Transit, Rec./Community Centre, Schools	Land Lse Fee:	
Topography:		Fronting On:	West
School District:	Simcoe County District School Board, Simcoe Muskoka Catholic District School Board		

Interior

Interior Feat:	Ceiling Fans, Upgraded Insulation, Water Heater Owned	Contract Cost/Mo:	
Security Feat:	Carbon Monoxide Detector(s), Smoke Detector(s)		
Basement:	Crawl Space	Basement Fin:	Unfinished
Laundry Feat:	In-Suite, Main Level, Upper Level		
Cooling:	Central Air		
Heating:	Forced Air, Gas		
Under Contract:	None		
Lease to Own:	None		
Inclusions:	Carbon Monoxide Detector, Smoke Detector, Window Coverings		
Add Inclusions:	2 x Refrigerators, 2 x Dishwashers, 2 x Stoves, 2 x Washers, 2 x Dryers, 1 x Range Hood/Microwave		
Electric Age:	0	Plumbing Age:	0
		Furnished:	

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	LT 3 BLK L PL 228 ORILLIA; ORILLIA	Survey:	None/
Zoning:	R1	Hold Over Days:	
Assess Val/Year:	\$194,000/2023	Occupant Type:	Owner
PIN:	586440065	Deposit:	2000
ROLL:	435202021215800		
Possession/Date:	Flexible/		

Brokerage Information

List Date: **01/25/2023**

List Brokerage: [Real Broker Ontario Ltd.](#) 

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Source Board: Barrie and District Association of REALTORS®

Prepared By: Ryan Megson, Salesperson

Date Prepared: 01/27/2023

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