

16 SANDRA Drive, Orillia, Ontario L3V 3G7

Client Full
Active / Residential

16 SANDRA Dr Orillia

MLS® #: 40365753
Price: **\$499,900**



Simcoe County/Orillia/West Ward

2 Storey/House

	Beds	Baths	Kitch
Main			1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **1,197**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **1,000/LBO provided**
 BG Fin SF: **197/LBO provided**
 Tot Unfin SF: **234**
 DOM/CDOM: **1/1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,361.90/2023**

Next OH: **Public: Sat Jan 28, 12:00PM-2:30PM**

Remarks/Directions

Public Rmks: **This fantastic semi-detached home has been lovingly cared for and maintained for 22 years! Offering a bright and spacious living room, kitchen with walkout to private back deck overlooking huge yard, 3 great sized bedrooms, finished basement and parking for 4+! Recent upgrades include newer roof shingles (2020), new A/C (2021) and a new front door (2021). Located in a quiet, family-friendly neighbourhood, central to everything Orillia has to offer with easy access to Downtown Orillia, Soldiers Memorial Hospital, Highways 11 & 12, grocery stores, shopping, parks and more.**

Directions: **Mississaga Street to Mary Street to Sandra Drive**

Common Elements

Locker:

Balcony:

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Brick, Vinyl Siding**
 Shingles Replaced: **2020** Foundation: **Concrete Block** Roof: **Asphalt Shingle**
 Year/Desc/Source: **1955//Estimated** Prop Attached: **Semi Detached**
 Property Access: **Municipal Road, Year Round Road** Apx Age: **51-99 Years**
 Other Structures: **Shed** Rd Acc Fee:
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway** Winterized:
 Parking Spaces: **3** Driveway Spaces: **3.0** Garage Spaces:
 Services: **Cable TV Available, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Telephone Available**
 Water Source: **Municipal-Metered** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: **0.172/Acres** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **37.00** Lot Depth (Ft): **199.00** Lot Shape: **Rectangular**
 Location: **Urban** Lot Irregularities: Land Lse Fee:
 Area Influences: **Downtown, Highway Access, Hospital, Lake/Pond, Public Transit, Quiet Area, School Bus Route, Schools**
 Topography: **Flat** Fronting On:
 School District: **Simcoe County District School Board, Simcoe Muskoka Catholic District School Board**
 High School: **Twin Lakes/Patrick Fogarty**
 Elementary School: **Harriett Todd/Monsignor Lee**

Interior

Interior Feat: **Water Heater**
 Security Feat: **Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **In Basement**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Under Contract: **HWT-Gas** Contract Cost/Mo: **22.60**
 Inclusions: **Dryer, Range Hood, Refrigerator, Stove, Washer, Window Coverings, Negotiable**
 Add Inclusions: **Furniture by negotiation**
 Exclusions: **None**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 8 PL 1147 SOUTH ORILLIA AS IN RO1456769; ORILLIA**
 Zoning: **R2** Survey: **None/**
 Assess Val/Year: **\$166,000/2022** Hold Over Days:
 PIN: **586340239** Occupant Type: **Owner**
 ROLL: **435202020713300**
 Possession/Date: **30 - 59 Days/** Deposit: **20000**
 Possession Rmks: **Flexible/Prefer 2Mth**

Brokerage Information

List Date: **01/26/2023**

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

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Source Board: Barrie and District Association of REALTORS®

Prepared By: Ryan Megson, Salesperson

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