

# 67 SIMCOE ST Street, Orillia, Ontario L3V 1G5

Client Full  
**Active / Residential**

**67 SIMCOE ST St Orillia**

MLS® #: **40186542**  
 Price: **\$499,000**



## Simcoe County/Orillia/South Ward

### Bungalow/House

	Beds	Baths	Kitch
Main	2	1	1

Interboard MLS® #: **S5435455**  
 Beds: **2 ( 2 + 0 )**  
 Baths: **1 ( 1 + 0 )**  
 SF Fin Total: **758/LBO provided**  
 SF Fin Range: **501 to 1000**  
 AG Fin SF: **758.00/LBO provided**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,173/2021**

Next OH: **Public: Sat Nov 20, 12:00PM-3:00PM**

### Remarks/Directions

Public Rmks: **Quaint and cosy, this 2 bedroom bungalow is the perfect slice of paradise in Orillia's up and coming South Ward. Situated on a deep 1/4 acre lot with a huge fully fenced back yard and parking for 5+ this property has no shortage of space. Beautiful in-ground heated swimming pool with newer Liner, Pump and Heater (2-3 Years) you're sorted for those hot summer days in the sunshine city. The home has a great layout with an open living/dining area and a large primary bedroom with walkout to back deck overlooking the pool. Full-unfinished basement with a separate entrance awaits your finishing touches - zoning allows for a 2-unit dwelling and a potential accessory dwelling unit. Located in convenient location with easy access to Highway 12 and the historical downtown shopping/waterfront. Walking distance to waterfront, parks, schools and the new rec centre, this home ticks all the boxes.**

Directions: **HWY 12 to High Street to Simcoe Street**

### Common Elements

#### Exterior

Exterior Feat: **Deck(s), Patio(s), Privacy**  
 Construct. Material: **Aluminum Siding**  
 Shingles Replaced: Foundation: **Concrete Block**  
 Year/Desc/Source: **//Estimated**  
 Property Access: **Municipal Road, Year Round Road**  
 Other Structures: **Shed**  
 Pool Features: **Inground, Outdoor, Other**  
 Garage & Parking: **Private Drive Double Wide//Asphalt Driveway**  
 Parking Spaces: **5** Driveway Spaces: **5.0**  
 Parking Level/Unit: Parking Assigned:  
 Services: **Electricity, High Speed Internet, Natural Gas**  
 Water Source: **Municipal-Metered** Water Tmnt:  
 Lot Size Area/Units: **0.250/Acres** Acres Range: **< 0.5**  
 Lot Front (Ft): **50.00** Lot Depth (Ft): **218.00**  
 Location: **Urban** Lot Irregularities:  
 Area Influences: **Airport, Ample Parking, Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Library, Major Highway, Marina, Park, Playground Nearby, Public Transit, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby**  
 Topography: **Flat**  
 Restrictions: Fronting On: **South**  
 School District: **Simcoe County District School Board, Simcoe Muskoka Catholic District School Board**  
 High School: **Twin Lakes Secondary School**  
 Elementary School: **Regent Park Public School**  
 Exposure: **North**

#### Interior

Interior Feat: **Water Heater**  
 Basement: **Full Basement** Basement Fin: **Unfinished**  
 Basement Feat: **Development Potential, Separate Entrance**  
 Laundry Feat: **In Basement**  
 Cooling: **Other, None**  
 Heating: **Forced Air, Gas**  
 Under Contract: **HWT-Gas** Contract Cost/Mo: **41.68**  
 Inclusions: **Dishwasher, Dryer, Pool Equipment, Range Hood, Refrigerator, Satellite Dish, Smoke Detector, Stove, Washer, Window Coverings, Negotiable**  
 Add Inclusions: **Some furniture may be able to be included upon request.**  
 Furnace Age: **2001** Tank Age: **2006** UFFI:

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 30 S/S SIMCOE ST PL 432 ORILLIA AS IN R0231124; ORILLIA**  
 Zoning: **R2** Survey: **None/**  
 Assess Val/Year: **\$229,000/2021** Hold Over Days:  
 PIN: **586780060** Occupant Type: **Owner**

ROLL: **435201010915400**  
Possession/Date: **Flexible/**

Deposit: **10000**

**Brokerage Information**

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List Date: **11/18/2021**  
List Brokerage: [EXP Realty Brokerage](#)   
Source Board: **Barrie**

**Prepared By: Ryan Megson, Salesperson**  
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**Date Prepared: 11/18/2021**

**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

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