\$389,000 - 3 Courtland Street, Orillia

MLS® #40768784

\$389,000

2 Bedroom, 1.00 Bathroom, 1,633 sqft Single Family on 0.00 Acres

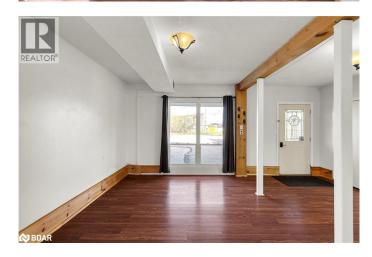
RA39 - Atherley, Orillia, Ontario

Live, Work, or Both! Mixed-Use Zoning with Incredible Potential! Zoned Village Commercial, this unique and versatile property offers endless possibilities live in it, run a business, house staff, or combine it all in one smart investment. Whether you're an entrepreneur, investor, or someone looking for flexible live/work space, this property is packed with potential. Currently used as a single-family home, the layout easily adapts to your needs. Create a boutique storefront, studio, office, or staff accommodation all while enjoying the comfort of your own space. A potential third bedroom or workspace adds even more versatility. The interior features a refreshed kitchen (2020), new fridge, updated bathroom plumbing and hardware, new flooring in the bedrooms and upper landing, and fresh paint throughout (excluding bathroom). Energy-efficient windows, a high- efficiency

gas furnace, and central A/C (2014) provide year-round comfort. Additional upgrades include a steel roof, UV water treatment system with new light and filters (2022), security system, and exterior paint (2023). Stone and paver steps enhance the exterior, leading to a spacious 30'x 8' private balcony overlooking a treed lot perfect for outdoor enjoyment. A shed and gazebo are included. Located minutes from downtown Orillia, the casino, hospital, lakes, parks, trails, and the new rec centre, with easy access to Barrie and Toronto. A unique property with strong potential ideal for investors, entrepreneurs, or







those seeking a flexible live/work lifestyle. Don't miss out! (id:6289)

Built in 1985

Essential Information

Listing # 40768784 Price \$389,000

Bedrooms 2
Bathrooms 1.00
Square Footage 1,633
Acres 0.00
Year Built 1985

Type Single Family

Sub-Type Freehold
Style 2 Level

Community Information

Address 3 Courtland Street
Subdivision RA39 - Atherley

City Orillia
Province Ontario
Postal Code L3V1A4

Amenities

Amenities Beach, Marina, Park

Utilities Cable, Electricity, Natural Gas, Telephone

Features Paved driveway, Gazebo

Parking Spaces 4

Interior

Appliances Microwave, Refrigerator, Stove, Window Coverings

Heating Natural gas

Cooling Central air conditioning

of Stories 2

Exterior

Exterior Vinyl siding

Listing Details

Listing Office

Faris Team Real Estate Brokerage





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