

\$818,818 - 44 Ruby Crescent, Orillia

MLS® #S12442329

\$818,818

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

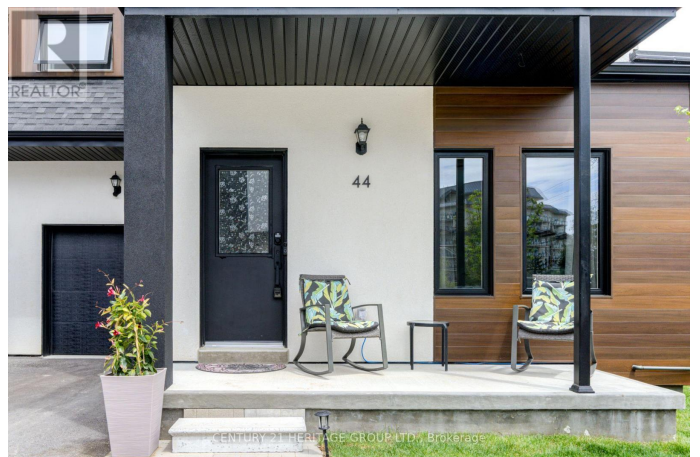
Orillia, Orillia, Ontario

Welcome to Sophies Landing, a sought-after gated waterfront community on Lake Simcoe in Orillia. This upgraded end-unit townhouse features 3 bedrooms, 2 full bathrooms, and a bright open-concept layout with soaring 18 ft ceilings in the living/dining area. Main floor bedroom with 4-pc bath offers flexibility for guests or multi-generational living. Modern kitchen with quartz counters, stainless steel appliances, and large island. Stylish vinyl cork flooring throughout. Private fenced backyard with no right-of-way easement, unlike interior units. Community amenities include lake access with private boat slips, dock, shoreline, and a new clubhouse with gym, party room, and outdoor pool. Steps to trails, parks, and Mara Provincial Park. Minutes to Casino Rama, downtown Orillia, shopping, and dining. Rare opportunity to own in this growing community at a new price. (id:6289)

Essential Information

Listing #	S12442329
Price	\$818,818
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information



Address	44 Ruby Crescent
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V8M3

Amenities

Amenities	Beach, Marina, Public Transit, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Paved yard, Gazebo, Sump Pump
Parking Spaces	2
Parking	Garage
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater - Tankless, Water Heater, Water meter, Blinds, Dryer, Microwave, Hood Fan, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Stucco
Exterior Features	Landscaped
Lot Description	36.7 x 72.8 FT
Foundation	Poured Concrete

Listing Details

Listing Office	CENTURY 21 HERITAGE GROUP LTD.
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Listing information last updated on October 15th, 2025 at 9:01pm EDT