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104 WOODSIDE Drive, Orillia, Ontario L3V 7N7

Client Full
Active / Residential

104 WOODSIDE Dr Orillia

MLS® #: 40331056
 Price: **\$799,000**



Simcoe County/Orillia/West Ward

2 Storey/House

	Beds	Baths	Kitch
Basement	1	1	
Main		1	1
Second	3	2	

Beds (AG+BG): **4 (3 + 1)**
 Baths (F+H): **4 (4 + 0)**
 SF Fin Total: **2,828**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,792/Other**
 BG Fin SF: **1,036**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,238.23/2022**

Remarks/Directions

Public Rmks: **5 of the best things about this home.1. Location - Corner lot, end of street, no through traffic in front of you and no homes on either side of you. Desirable west ward neighborhood, walk to Homewood Park, close to all amenities, shopping, and schools. Easy Hwy access. 2. Perfect for big Family(1828 sq ft).Clean, freshly painted, move in ready. Features 3 bedrooms up & 2 bedrooms down, 4 bathrooms, (full bath on each level). Large primary bedroom with ensuite and walk in closet. Living room and a family room with gas fireplace on the main floor. Eat in kitchen with new quartz countertop. 3. Potential for in-law apartment or duplex in the basement with separate entrance, bedroom, rec room, full bathroom and rough in for kitchen (behind bedroom wall). 4. Privacy, Back yard has a privacy fence offering a very private outdoor dining area on the large two-level deck off the kitchen. 5.Great curb appeal, Double garage and lots of parking space. Contact the Listing Agent for floor plans , lot size, and book your showing today.**

Directions: **Mississaga St W to Woodside Dr. Turn right on Woodside and follow north to end of Woodside Dr. Last house on right hand side.**

Common Elements

Locker:

Balcony:

Exterior

Exterior Feat: **Deck(s), Landscaped, Privacy, Year Round Living**
 Construct. Material: **Brick, Vinyl Siding**
 Shingles Replaced: **2017** Foundation: **Block, Poured Concrete** Roof: **Asphalt Shingle**
 Year/Desc/Source: **1989//Other** Prop Attached: **Detached**
 Property Access: **Paved Road, Public Road, Year Round Road** Apx Age: **31-50 Years**
 Other Structures: **Fence - Partial, Shed** Rd Acc Fee:
 Pool Features: **None** Winterized:
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Asphalt Driveway, Inside Entry**
 Parking Spaces: **8** Driveway Spaces: **6.0** Garage Spaces: **2.0**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: **/** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **62.04** Lot Depth (Ft): Lot Shape: **Irregular**
 Location: **Urban** Lot Irregularities: Land Lse Fee:
 Area Influences: **Golf, Highway Access, Hospital, Landscaped, Library, Playground Nearby, Public Transit, Quiet Area, School Bus Route, Schools, Shopping Nearby, Skiing, Trails, Other**
 Topography: **Level** Fronting On: **East**
 School District: **Simcoe County District School Board, Simcoe Muskoka Catholic District School Board**
 High School: **OSS, Patrick Fogarty**
 Elementary School: **Harriott Todd ES, Monsignor Lee CS**

Interior

Interior Feat: **In-law Capability, Sump Pump, Water Softener**
 Security Feat: **Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Separate Entrance, Walk-Up**
 Laundry Feat: **Laundry Room**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Fireplace: **1/Family Room, Fireplace Insert, Natural Gas** FP Stove Op: **Yes**
 Under Contract: **Hot Water Heater, Water Softener** Contract Cost/Mo: **67.84**

Inclusions: **Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings, Negotiable**
 Add Inclusions: **2 sheds one on cement pad. Outdoor furniture and playground equipment is negotiable.**
 Exclusions: **barbeque, outside fire place table, muskoka chairs,**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PCL 85-1 SEC 51M377; LT 85 PL 51M377; ORILLIA	Survey: Unknown, None/
Zoning: R-2	Hold Over Days: 90
Assess Val/Year: \$306,000/2016	Occupant Type: Owner
PIN: 586340084	Deposit: 10000
ROLL: 435203030920012	
Possession/Date: Flexible/	
Possession Rmks: TBD	

Brokerage Information

List Date: **10/07/2022**
 List Brokerage: [Simcoe Hills Real Estate Inc. Brokerage](#) 
 Source Board: **Barrie and District Association of REALTORS®**

Prepared By: Theresa Coulson, Broker of Record

Date Prepared: 10/07/2022

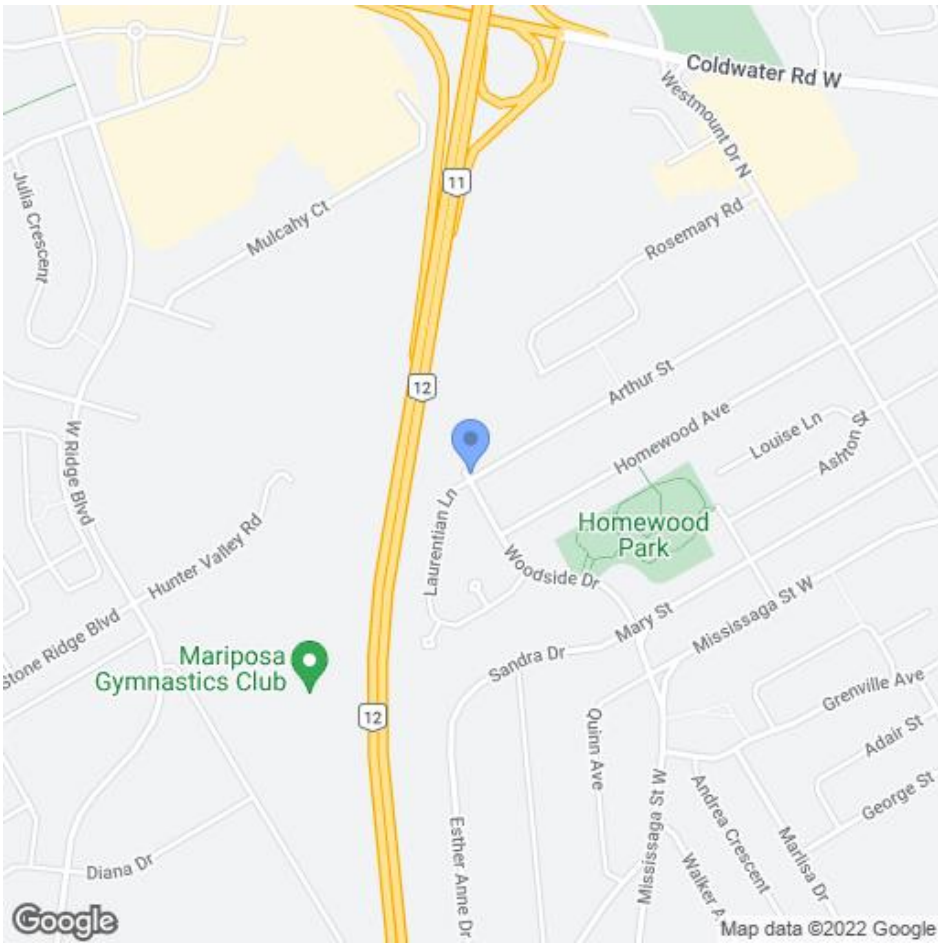
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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Eat-in Kitchen	Main	16' 3" X 9' 7"	4.95 X 2.92	French doors, Pantry
Desc: Quartz Countertop, Eat-In Kitchen, Double French Doors to deck				
Dining Room	Main	11' 2" X 9' 10"	3.40 X 3.00	Hardwood floor, Separate Room
Desc: Hardwood Floor, Large Window, Open To Living Room				
Living Room	Main	16' 5" X 11' 6"	5.00 X 3.51	Hardwood floor
Desc: Large Window, Hardwood Floors				
Family Room	Main	18' 11" X 11' 2"	5.77 X 3.40	Fireplace, Hardwood floor
Desc: Engineered Hardwood Floor, Gas Fireplace				
Bathroom	Main			3-Piece, Fireplace, Hardwood floor
Desc: new updated				
Bathroom	Second			4-Piece
Primary Ensuite	Second			3-Piece, Ensuite
Bathroom				
Bedroom Primary	Second	16' 6" X 12' 1"	5.03 X 3.68	Ensuite, Laminate, Walk-in Closet
Desc: Ensuite Bath, Walk-In Closet, Large Windows,				
Bedroom	Second	11' 7" X 10' 1"	3.53 X 3.07	California Shutters, Laminate
Desc: California Shutters,				
Bedroom	Second	10' 1" X 9' 1"	3.07 X 2.77	California Shutters, Laminate
Desc: California Shutters,				
Bathroom	Basement			4-Piece
Laundry	Basement	8' 10" X 8' 4"	2.69 X 2.54	Laundry
Desc: Laundry Sink				
Recreation Room	Basement	14' 2" X 12' 11"	4.32 X 3.94	
Bedroom	Basement	12' 5" X 10' 7"	3.78 X 3.23	
Den	Basement	11' 9" X 12' 5"	3.58 X 3.78	
Desc: being used as 5th bedroom				

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