112 DOUGLAS Street, Orillia, Ontario L3V 5Y9

Client Full | **112 DOUGLAS St Orillia** | **MLS®#: 40372076**

Active / Residential Lease | Price: **$1,800**

Simcoe County/Orillia/West Ward

2 Storey/House

	Beds	Baths	Kitch
Second	1	1	1

Beds (AG+BG):	**1** (**1** + **0**)
Baths (F+H):	**1** (**1** + **0**)
SF Total:	**684/Owner**
SF Range:	**501 to 1000**
AG Fin SF:	**684.00/Owner**
DOM/CDOM	**8/8**
Pets Y/N:	
Lease Term:	**12 Months**
Parking Spcs:	**2**
Furnished Y/N:	**No**

Remarks/Directions

Public Rmks: **This clean and bright upper apartment has one bedroom, bathroom, ensuite, laundry and open concept kitchen & living area. It includes 2 parking spaces, 1 inside the garage and 1 in the driveway. There is direct apartment access from the inside of the garage as well as the backyard. It has an adorable balcony that overlooks the fully fenced backyard. Apartment is within walking distance to Orillia's Downtown core & Waterfront. Price is monthly and water is included. Rental application, references, and Equifax credit check required.**

Directions: **MISSISSAUGA ST NORTH TO DOUGLAS**

Exterior

Construct. Material:	**Brick, Vinyl Siding**			Roof:	**Asphalt Shingle**
Shingles Replaced:	**2016**	Foundation:	**Poured Concrete, Stone**	Prop Attached:	**Detached**
Yr Built Desc:	**//**			Apx Age:	**51-99 Years**
Other Structures:	**Fence - Full, Shed**			Winterized:	
Pool Features:	**None**				
Garage and Parking:	**Attached Garage, Private Drive Single Wide, Private Drive Double Wide, Asphalt Driveway, Inside Entry**				
Parking Spaces:	**2**	Driveway Spaces:	**1**	Garage Spaces:	**1.0**
Water Source:	**Municipal**	Water Tmnt:		Sewer:	**Sewer (Municipal)**
Lot Size Area/Units:	**/**	Acres Range:	**< 0.5**	Acres Rent:	
Lot Front (Ft):	**80.00**	Lot Depth (Ft):	**60.00**	Lot Shape:	**Rectangular**
Location:		Lot Irregularities:		Land Lse Fee:	
Area Influences:	**Hospital, Major Highway, Schools**				
High School:	**Orillia SS/ Patrick Fogarty**				
Elementary School:	**Lions Oval/ Monsignor Lee**				

Interior

Interior Feat:	**Accessory Apartment, Auto Garage Door Remote(s), Separate Hydro Meters, Sump Pump**		
Basement:	**Partial Basement, Partially Finished,**		
Laundry Access:	**In-Suite**		
Cooling:	**None**		
Heating:	**Gas**		
Fireplace:	**2/Natural Gas**	FP Stove Op:	
Under Contract:	**None**	Contract Cost/Mo:	
Inclusions:	**Dryer, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer**		
Electric Age:	Plumbing Age:	Furnished:	**No**

Common Elements

Locker: Balcony:

Lease/Rental

Tenant Pays:	**Heat, Hydro, Internet**		
Owner Pays:	**Parking, Water**		
Lease Requirements:	**Credit Check**		
Legal Desc:	**PT LT 85 S/S HARVEY ST PL 392 ORILLIA AS IN RO1445649; ORILLIA**		
Zoning:	**R1**	Survey:	**/**
PIN:	**586510005**	Occupant Type:	**Owner Plus Tenant**
ROLL:	**435203030420900**	Deposit:	**First and Last**
Possession/Date:	**Flexible/2023-03-01**		
Prop Mgt Contact:		Sublease Y/N:	**No**
Common Elem Fee:	**No**	Local Improvements Fee:	
Legal Desc:	**PT LT 85 S/S HARVEY ST PL 392 ORILLIA AS IN RO1445649; ORILLIA**		
Zoning:	**R1**	Survey:	/
PIN:	**586510005**	Occupant Type:	**Owner Plus Tenant**
ROLL:	**435203030420900**		
Possession/Date:	**Flexible/2023-03-01**	Deposit:	**First and Last**

Brokerage Information

List Date: **02/01/2023**

List Brokerage: **Royal Lepage Lakes Of Muskoka - Clarke Muskoka Realty Brokerage-Port C**

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Sarah Shields, Employee
Date Prepared: 02/09/2023

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	**Second**			**4-Piece**
Bedroom	**Second**	**13' 0" X 10' 5"**	**3.96 X 3.17**	
Living Room	**Second**	**14' 0" X 10' 5"**	**4.27 X 3.17**	
Kitchen	**Second**	**16' 0" X 13' 0"**	**4.88 X 3.96**	
Mud Room	**Second**	**7' 0" X 11' 0"**	**2.13 X 3.35**	
Mud Room	**Second**	**3' 5" X 10' 0"**	**1.04 X 3.05**	

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