

81 GERALD Avenue, Orillia, Ontario L3V 3S2

Listing

Client Full

81 GERALD Av Orillia

MLS®#: 40423767

Active / Residential

Price: **\$899,000**

Simcoe County/Orillia/North Ward Sidesplit/House



	Beds	Baths	Kitch
Lower	1	1	
Main			1
Second	3	1	

Beds (AG+BG): **4 (3 + 1)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **2,000**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,300/Other**
 BG Fin SF: **700/Other**
 Tot Unfin SF: **600**
 DOM/CDOM: **9/9**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,638.43/2023**

Remarks/Directions

Public Rmks **Introducing 81 Gerald Ave., a well-maintained, 4-level side split home with tasteful updates, nestled in a desirable neighbourhood adorned with stunning maple trees and professionally designed gardens. The interlocking stone walkway and welcoming foyer sets the tone for the elegance and charm that carries through to the main floor, open concept layout, connecting the kitchen, dining area, and living room. A vaulted ceiling adds to the spaciousness, while allowing natural light to flood the space. This open design creates the perfect environment for entertaining guests or enjoying quality time with family. Ascending a few steps to the upper level, you will discover three bedrooms, including a primary bedroom with a semi-ensuite bathroom. The lower level of the house offers a large family room adorned with a cozy fireplace, a bedroom, full bathroom and walkout to the backyard, providing easy access to the outdoor oasis. The lowest level features a large bonus room that connects to the laundry and storage area. This versatile space can be used as a home office, hobby room, gym, providing endless possibilities to suit your lifestyle. A stylish backyard was created as an outdoor retreat where you can relax and unwind or entertain friends and loved ones. A covered deck provides an ideal area for dining or lounging, and the generous stone patio surrounded by elegant perennial gardens, offers ample space for gatherings and outdoor cooking. Privacy and a secure yard are paramount, thanks to the wood fencing with a side gate, double drive-in gates, and garage entry. Conveniently located in the vicinity are parks, elementary and high schools, grocery stores, shops, restaurants, nature trails, golf courses, and the waterfront. This property is truly a haven for those seeking a balanced and fulfilling lifestyle - a serene and mature neighborhood setting while still being within easy reach of various amenities and recreational activities.**

Directions: **Coldwater Rd. to Collegiate Drive to Belmoral Drive and Gerald Ave.**

Common Elements

Exterior

Exterior Feat:	Deck(s), Landscaped, Patio(s)		
Construct. Material:	Brick	Roof:	Asphalt Shingle
Shingles Replaced:		Prop Attached:	Detached
Year/Desc/Source:	1966//Other	Apx Age:	51-99 Years
Garage & Parking:	Attached Garage//Private Drive Double Wide//Interlock		
Parking Spaces:		Garage Spaces:	2.0
Water Source:	Municipal-Metered	Water Tmnt:	
Lot Size Area/Units/		Sewer:	Sewer (Municipal)
Lot Front (Ft):	75.00	Acres Range:	< 0.5
Location:	Urban	Acres Rent:	
Area Influences:	Arts Centre, Beach, Business Centre, Corner Site, Downtown, Golf, Landscaped, Library, Major Highway, Marina, Park, Place of Worship, Playground Nearby, Public	Lot Depth (Ft):	150.00
		Lot Irregularities:	
		Land Lse Fee:	

Transit, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails

Interior

Interior Feat: **Water Heater Owned, Work Bench**
Basement: **Partial Basement** Basement Fin: **Partially Finished**
Laundry Feat: **Lower Level**
Cooling: **Central Air**
Heating: **Fireplace-Gas, Forced Air, Gas, Gas Hot Water**
Fireplace: **/Family Room, Natural Gas** FP Stove Op:
Inclusions: **Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Gas Stove, Hot Water Tank Owned, Range Hood, Refrigerator, Washer, Window Coverings, Negotiable**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **LT 225 PL 1026 SOUTH ORILLIA; PT LT 224 PL 1026 SOUTH ORILLIA AS IN R0438869; ORILLIA**
Zoning: **R2** Survey: **None/**
Assess Val/Year: **\$326,000/2022** Hold Over Day
PIN: **586560044** Occupant Type: **Owner**
ROLL: **435203030862700**
Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **05/30/2023**
List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Broker**


Source Board: The Lakelands Association of REALTORS®
Prepared By: Marnie Clarke, Salesperson
Date Prepared: 06/08/2023

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