

# 81 VICTORIA Street S, Orillia, Ontario L3V 2V9

Client Full  
Active / Residential

**81 VICTORIA St S Orillia**

MLS® #: 40419373  
Price: \$499,000



## Simcoe County/Orillia/West Ward

### 1.5 Storey/House

	Beds	Baths	Kitch
Main	2	1	1
Second	1	1	1

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **695**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **695/Other**  
 DOM/CDOM: **7/7**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,404.00/2023**

### Remarks/Directions

Public Rmks: **81 Victoria St., Orillia is a charming 1.5 storey home that offers a convenient and desirable location within walking distance to various amenities. Situated near shops, schools, restaurants, pubs, the library, parks, and the beautiful beaches of Lake Couchiching, this property provides easy access to everything Orillia has to offer. The main floor of the house features two bedrooms, providing ample space for a small family or individuals looking for a spare room or office, as one of the bedrooms can be easily converted into an office if desired. Upstairs, there is a primary suite that offers a comfortable and private retreat. The primary suite includes an ensuite bathroom and a kitchenette, making it an ideal space for accommodating visiting guests or providing additional convenience and privacy for the homeowner. Outside, the property features a fenced-in backyard, providing a secure area for relaxation, gardening, or spending time with family and pets. The wide driveway and garage/shop offer ample parking space for vehicles and additional storage for tools, equipment, or hobbies. Overall, this 1.5 storey house on 81 Victoria St., Orillia offers a combination of functionality, comfort, and a fantastic location, making it an attractive option for those seeking a home that allows easy access to amenities and the natural beauty of Orillia.**

Directions: **From Colbourne St take Andrew St to Victoria #81 sign on property**

### Common Elements

#### Exterior

Exterior Feat:	<b>Deck(s)</b>		Roof:	<b>Shingles</b>
Construct. Material:	<b>Vinyl Siding</b>		Prop Attached:	<b>Detached</b>
Shingles Replaced:		Foundation:	Apx Age:	<b>51-99 Years</b>
Year/Desc/Source:	<b>1930//Other</b>		Rd Acc Fee:	
Property Access:	<b>Municipal Road</b>			
Pool Features:	<b>None</b>			
Garage & Parking:	<b>Detached Garage//Private Drive Double Wide</b>			
Parking Spaces:		Driveway Spaces:	<b>3.0</b>	Garage Spaces:
Services:	<b>Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup</b>			<b>1.0</b>
Water Source:	<b>Municipal</b>	Water Tmnt:		Sewer:
Lot Size Area/Units:	<b>/</b>	Acres Range:	<b>&lt; 0.5</b>	<b>Sewer (Municipal)</b>
Lot Front (Ft):	<b>50.00</b>	Lot Depth (Ft):	<b>100.00</b>	Acres Rent:
Location:	<b>Urban</b>	Lot Irregularities:		Lot Shape:
Area Influences:	<b>Beach, Downtown, Golf, Hospital, Library, Park, Place of Worship, Rec./Community Centre, Schools, Shopping Nearby</b>			
Topography:	<b>Flat</b>		Fronting On:	
Restrictions:			Exposure:	<b>South</b>
School District:	<b>Renfrew County District School Board</b>			
High School:	<b>Twin lakes</b>			
Elementary School:	<b>Harriett Todd</b>			

#### Interior

Interior Feat:	<b>None</b>	
Basement:	<b>Full Basement</b>	Basement Fin: <b>Unfinished</b>
Basement Feat:	<b>Walk-Out</b>	
Cooling:	<b>None</b>	
Heating:	<b>Forced Air, Gas</b>	
Inclusions:	<b>Dryer, Refrigerator, Stove, Washer</b>	
Add Inclusions:	<b>Detached garage 22x11 x13x2 total 302 sq ft</b>	

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>LT 23 BLK L PL 228 ORILLIA;ORILLIA</b>	Survey:	<b>Unknown/</b>
Zoning:	<b>M2</b>	Hold Over Days:	<b>90</b>
Assess Val/Year:	<b>\$169,000/2023</b>	Occupant Type:	<b>Owner</b>
PIN:	<b>586440047</b>	Deposit:	<b>5%</b>
ROLL:	<b>435202021218300</b>		
Possession/Date:	<b>Flexible/</b>		

Brokerage Information

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List Date: **05/16/2023**

List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)



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Source Board: The Lakelands Association of REALTORS®

Prepared By: Bob Clarke, Salesperson

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