

8 ROSEMARY Road, Orillia, Ontario L3V 3P7

Client Full
Active / Residential

8 ROSEMARY Rd Orillia

Listing ID: 40500950
Price: **\$879,900**

Simcoe County/Orillia/South Ward

Bungalow Raised/House



	Beds	Baths	Kitch
Lower	1	1	
Main	2	2	1

Beds (AG+BG): **3 (2 + 1)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **2,870**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,435/Owner**
 BG Fin SF: **1,435/Owner**
 DOM: **152**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,866.41/2023**

Remarks/Directions

Public Rmks: **Welcome to your dream home in a mature Orillia neighbourhood, situated on a coveted 100' lot, offering the best of both worlds - a tranquil retreat with easy access to schools, shopping, downtown amenities, scenic trails, and picturesque Lake Couchiching. Extensive renovations and remodelling included raising the main level, providing space to complete a finished lower level which features a bedroom and full bath, spacious recreation room, laundry room, storage room and utility room. The main level PB boasts an ensuite bath and walk-in closet, and the large second bedroom is steps from the main floor full bath. The heart of this home is its remodelled kitchen, with modern appliances and ample storage, a large eating area and walkout to the back deck which is the perfect place for morning coffee, evening cocktails, or family barbecues. For ultimate relaxation, you can soak in your own hot tub in the serene surroundings. The exterior has been entirely transformed with new siding and added insulation, not only enhancing its aesthetic but also increasing its energy efficiency. The front yard is graced with mature trees, providing summer shade and privacy. A spacious attached double garage ensures you never have to worry about parking or storage space, but that's not all - the backyard boasts a separate double garage that can serve as a versatile space for storage, a workshop, or potentially your personal sanctuary for hobbies and crafts. The beautiful backyard complements the house perfectly, with plenty of room for gardening (a raised garden bed is included), outdoor activities, space for a pool, or simply basking in the peaceful atmosphere. The mature trees provide natural beauty that changes with the seasons. This property truly offers the best of Orillia living - the location is ideal, it is a home that has been lovingly updated and improved. Don't miss your chance to make it your own.**

Directions: **Westmount to Rosemary**

Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped**
 Construct. Material: **Stucco (Plaster), Vinyl Siding**
 Shingles Replaced: Foundation: **Block**
 Year/Desc/Source: **1958//Assessor**
 Property Access: **Public Road, Year Round Road**
 Other Structures: **Gazebo, Workshop**
 Garage & Parking: **Attached Garage, Detached Garage//Private Drive Double Wide//Asphalt Driveway**
 Parking Spaces: **8** Driveway Spaces: **4.0**
 Services: **Cable, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Telephone**
 Water Source: **Municipal** Water Tmnt:
 Lot Size Area/Units: **0.345/Acres** Acres Range: **< 0.5**
 Lot Front (Ft): **101.00** Lot Depth (Ft):
 Location: **Urban** Lot Irregularities:
 Area Influences: **Beach, Business Centre, Cul de Sac/Dead End, Downtown, Golf, Hospital, Landscaped, Library, Major Highway, Marina, Park, Place of Worship, Public Transit, Rec./Community Centre, Regional Mall, Schools, Shopping Nearby, Skiing, Trails**
 Topography: **Level** Fronting On: **North**
 School District: **Simcoe County District School Board**

Interior

Interior Feat: **Auto Garage Door Remote(s), Hot Tub, Sump Pump, Water Heater, Work Bench**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Up**
 Laundry Feat: **Laundry Room, Lower Level**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Under Contract: **HWT-Gas** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Gas Stove, Hot Tub, Microwave, Refrigerator, Washer, Window Coverings**
 Add Inclusions: **Billiard table, gazebo, raised garden beds**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LOT 3, PLAN 1261 SOUTH ORILLIA; ORILLIA**
 Zoning: **RES 2** Survey: **None/**
 Assess Val/Year: **\$403,000/2016** Hold Over Days: **60**

PIN: **586340174**
ROLL: **435203030903200**
Possession/Date: **Flexible/**

Occupant Type: **Owner**
Deposit: **40,000.00**

Brokerage Information

List Date: **10/18/2023**
List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port !](#)

Source Board: The Lakelands Association of REALTORS®
Prepared By: Laura Billings, Employee
Date Prepared: 03/18/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room/Dining Room	Main	13' 5" X 29' 2"	4.09 X 8.89	Carpet Free, Hardwood floor
<u>Desc:</u> Bright, relaxed room with large windows and original wood floors				
Eat-in Kitchen	Main	15' 4" X 20' 0"	4.67 X 6.10	Hardwood floor, Walkout to Balcony/Deck
<u>Desc:</u> Features Samsung appliances, abundance of cupboard space, sit-up island and large dining area with walkout to deck				
Bedroom	Main	13' 5" X 11' 3"	4.09 X 3.43	
<u>Desc:</u> Bright bedroom with large closet				
Bedroom Primary	Main	11' 7" X 13' 0"	3.53 X 3.96	Ensuite, Walk-in Closet
<u>Desc:</u> Features walk-in closet and ensuite				
Primary Ensuite Bathroom	Main	10' 0" X 9' 6"	3.05 X 2.90	3-Piece
Bathroom	Main	5' 0" X 7' 9"	1.52 X 2.36	3-Piece
Other	Main	23' 5" X 23' 8"	7.14 X 7.21	
<u>Desc:</u> Double Garage with inside entry				
Recreation Room	Lower	27' 6" X 26' 2"	8.38 X 7.98	
<u>Desc:</u> Features large windows and plenty of room for various activities				
Storage	Lower	16' 1" X 6' 8"	4.90 X 2.03	
Bathroom	Lower	6' 6" X 7' 1"	1.98 X 2.16	3-Piece
Laundry	Lower	7' 5" X 7' 2"	2.26 X 2.18	
Bedroom	Lower	12' 6" X 11' 6"	3.81 X 3.51	
<u>Desc:</u> Bright room with large closet space				

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