

345 ST JEAN Street, Orillia, Ontario L3V 4L6

Client Full
Active / Residential

345 ST JEAN St Orillia

Listing ID: **40514571**
Price: **\$413,000**



Simcoe County/Orillia/North Ward

1.5 Storey/House

	Beds	Baths	Kitch
Main	1	1	1
Second	2		

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **909**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **909/Plans**
 DOM: **91**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,319.21/2022**

Remarks/Directions

Public Rmks: **Public Remarks - Welcome to 345 St. Jean St . This 3 bedroom 1 bath storey and a half is perfect for a handyman/investor. Nice sized lot in a mature area of town with access to all Orillia has to offer. Needs some TLC, would make a great starter home!**

Directions: **Lacie St to St Jean St to S.O.P**

Exterior

Construct. Material: Aluminum Siding	Foundation: Block	Roof: Metal
Shingles Replaced: //		Prop Attached: Detached
Year/Desc/Source: //		Apx Age: 51-99 Years
Property Access: Municipal Road		Rd Acc Fee:
Garage & Parking: Private Drive Single Wide		Garage Spaces:
Parking Spaces: 2	Driveway Spaces: 2.0	Sewer: Sewer (Municipal)
Water Source: Municipal	Water Tmnt:	Acres Rent:
Lot Size Area/Units: /	Acres Range: < 0.5	Lot Shape:
Lot Front (Ft): 40.00	Lot Depth (Ft):	Land Lse Fee:
Location: Rural	Lot Irregularities:	Fronting On: West
Area Influences: Schools, Shopping Nearby		
Topography:		

Interior

Interior Feat: **Other**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Laundry Feat: **In Basement**
 Cooling: **None**
 Heating: **Forced Air, Gas**
 Inclusions: **Dryer, Hot Water Tank Owned, Refrigerator, Stove, Washer**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PART LOT L N/S NORTH STREET PLAN 161 SOUTH ORILLIA BEING PART 1, 51R43105 CITY OF ORILLIA	Survey: Unknown/
Zoning: R2	Hold Over Days:
Assess Val/Year: \$163,000/2016	Occupant Type: Owner
PIN: 586600162	Deposit: 5%
ROLL: 435204041018800	
Possession/Date: Flexible/	

Brokerage Information

List Date: **11/17/2023**
 List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)

 Source Board: The Lakelands Association of REALTORS®
 Prepared By: Laura Billings, Employee
 Date Prepared: 02/16/2024

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main	7' 6" X 6' 9"	2.29 X 2.06	4-Piece
Kitchen	Main	11' 11" X 11' 8"	3.63 X 3.56	
Living Room	Main	15' 7" X 9' 7"	4.75 X 2.92	
Office	Main	7' 2" X 9' 8"	2.18 X 2.95	
Bedroom Primary	Main	10' 9" X 7' 11"	3.28 X 2.41	
Bedroom	Second	9' 8" X 11' 9"	2.95 X 3.58	
Bedroom	Second	9' 8" X 8' 11"	2.95 X 2.72	

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