

Property Client Full

313 Ouida Street, Tay, Ontario L0K 2C0

Listing

313 Ouida St Tay

Active / Residential Freehold / Detached

MLS®#: **S12477794**

List Price: **\$449,000**

New Listing



Simcoe/Tay/Waubauskene

Tax Amt/Yr:	\$1,562.00/2024	Transaction:	Sale
SPIS:	No	DOM:	8
Legal Desc:	LT 48 E/S OUIDA ST PL 387 TAY TOWNSHIP OF TAY		
Style:	1 1/2 Storey	Rooms Rooms+:	9+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	700-1100
Storeys:	1.5	SF Source:	Plans
Lot Irreg:		Lot Acres:	0.50 - 1.99
Lot Front:	66.00	Fronting On:	E
Lot Depth:	165.00		
Lot Size Code:	Feet		
Dir/Cross St:	Ouida St and Sturgeon Bay Rd		

PIN #: **584980206**
 Holdover: **60**
 Possession:

ARN #: **435304000635600**
 Possession Date: **2025-11-20**

Contact After Exp: **No**

Kitch Kitch + Island YN: **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **No**
 Interior Feat: **Carpet Free, Storage, Sump Pump, Water Heater Owned, Water Meter Available**
 Parking Feat: **Available**
 Heat: **Forced Air**
 Heat Source: **Gas**
 A/C: **/None**
 Central Vac: **No**
 Apx Age: **100+**
 Laundry Lev: **Main**
 Property Feat: **Golf, Lake Access, Level, Park, Public Transit**
 Exterior Feat: **Deck, Landscaped, Porch Enclosed, Year Round Living**
 Roof: **Asphalt Shingle**
 Foundation: **Stone**
 Topography: **Level**
 Soil Type:
 Waterfront Y/N: **No**
 Water Struct:
 Under Contract: **None**
 View:

Exterior: **Vinyl Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat: **Carbon Monoxide Detectors**
 Waterfront:
 Easements/Restr:
 Dev Charges Paid:
 Lot Shape: **Rectangular**

Utilities: **Gas, Hydro, No Sewers, Cable, Telephone Municipal**
 Water:
 Water Supply Type:
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic Unknown**
 Special Desig:
 Farm Features:
 Winterized:
 HST App To SP: **Included In**
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Welcome to this adorable 2-bedroom, 1-bathroom 1- storey home offering 1,063 sq. ft. of comfortable living space. Perfect for first-time buyers or those looking to downsize, this property features a cozy and well-laid-out interior, blending character with everyday functionality. Conveniently located close to town amenities, local stores, easy access to HWY 400, and nearby beaches - this home makes it easy to enjoy all that the area has to offer. You're also just 20 minutes from Midland and only 30 minutes from Orillia and Barrie, giving you quick access to larger centers while still enjoying the peaceful feel of Waubauskene. A great opportunity to own a lovely home in a friendly community.**

Inclusions: **Refrigerator, Stove, Dishwasher, Stacked Washer and Dryer**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **10/31/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	6.59 M X 2.12 M	21.62 Ft x 6.95 Ft		

Living Room	Main	4.2 M X 3.98 M	13.77 Ft x 13.05 Ft	
Kitchen	Main	3.98 M X 4.92 M	13.05 Ft x 16.14 Ft	
Office	Main	1.44 M X 2.73 M	4.72 Ft x 8.95 Ft	
Family Room	Main	2.94 M X 5.87 M	9.64 Ft x 19.25 Ft	
Den	Main	1.67 M X 1.46 M	5.47 Ft x 4.79 Ft	
Bedroom	Second	3.39 M X 4.05 M	11.12 Ft x 13.28 Ft	
Office	Second	3.02 M X 4.05 M	9.90 Ft x 13.28 Ft	
Bathroom	Main			4

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