

\$619,900 - 55 Fittons Road E, Orillia

MLS® #40756947

\$619,900

4 Bedroom, 2.00 Bathroom, 1,820 sqft

Multi-family on 0.16 Acres

North Ward, Orillia, Ontario

City-approved, legal duplex offering two self-contained, move-in ready units (up/down) with private entrances - ideal for investors, multi-generational families or homeowners looking to offset mortgage costs. This brick & siding home with metal roof (2017) delivers immediate cash flow in a high-demand rental area. The upper unit features 3 bedrooms, an updated 3-pc bath (tub/shower combo), full kitchen and open-concept living/dining space. The bright lower unit offers 1 bedroom, 3-pc bath (shower), large above-grade windows, an efficient kitchen and cozy living/eating area. Both units have been freshly painted in calming neutrals & include recent updates to kitchens, baths, flooring, doors & trim. Additional features: forced-air gas furnace, central A/C, covered carport and parking for 3-4 vehicles. The fully fenced backyard backs onto the peaceful Couchiching Golf Course - offering green views, added privacy and regular wildlife sightings. Projected rental income (Orillia averages): 3-bedroom unit: approx. \$2,000-2,300/month. 1-bedroom unit: approx. \$1,400-1,800/month. Total gross income: approx \$40,800 - 49,200/year. Located just 7 minutes to downtown Orillia & the marina, 15 mins to Casino Rama and 30 mins to two ski resorts. Enjoy beaches, year-round festivals, dining and recreation at your doorstep. A rare opportunity to secure a hands-off investment with great returns - or enjoy home ownership with a healthy built-in income stream. Be sure to view the 3D tour



and slideshow below, then book your showing and discover the income potential and mortgage versatility this turnkey gem truly has to offer! (id:6289)

Built in 1973

Essential Information

Listing #	40756947
Price	\$619,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,820
Acres	0.16
Year Built	1973
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	55 Fittons Road E
Subdivision	North Ward
City	Orillia
Province	Ontario
Postal Code	L3V2J2

Amenities

Amenities	Golf Nearby, Hospital, Park, Place of Worship, Public Transit, Schools
Features	Backs on greenbelt, Paved driveway, Sump Pump, Private Yard
Parking Spaces	4
Parking	Carport
# of Garages	1

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick
Foundation	Block

Listing Details

Listing Office One Percent Realty Ltd. Brokerage



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