

# \$455,000 - 385 Mary Street, Orillia

MLS® #40760959

**\$455,000**

2 Bedroom, 1.00 Bathroom, 742 sqft

Single Family on 0.15 Acres

West Ward, Orillia, Ontario

CORNER-LOT GEM WITH HUGE DEVELOPMENT POTENTIAL IN PRIME ORILLIA LOCATION! Discover this delightful detached bungalow situated on a spacious corner lot in one of Orillia's peaceful, family-friendly communities. With R2 zoning, this property offers exciting development potential with a range of permitted uses including additional dwelling units, home occupations, bed and breakfasts, the option to develop two-unit or three-unit residential dwellings, public use, and more. Just steps from Homewood Park's walking trails, playground, sports courts, and seasonal ice rink, this inviting home also offers unbeatable walkability to grocery stores, restaurants, public transit, schools, the hospital, and everyday conveniences. Only five minutes to downtown and the beautiful Lake Couchiching waterfront, this location truly delivers. The generous, partially fenced yard offers the ideal backdrop for outdoor living with mature trees, open green space, and plenty of room to garden, entertain, or relax, while the tranquil covered porch sets the scene for quiet mornings with coffee and garden views. The detached single-car garage includes an overhead loft for added storage and boasts a newer steel roof. Inside, sunlight pours into the bright living room with oversized windows, seamlessly connected to a cozy eat-in kitchen. Two comfortable bedrooms and a full 4-piece bathroom complete the layout, and an owned hot water heater adds even more value to this



move-in-ready gem. Recent improvements include newer doors, refreshed kitchen counters, updated flooring, an updated wood deck, and upgraded windows (2023). Whether enjoyed as-is or explored for future possibilities, this prime Orillia #HomeToStay is ready to be yours! (id:6289)

Built in 1946

**Essential Information**

Listing #	40760959
Price	\$455,000
Bedrooms	2
Bathrooms	1.00
Square Footage	742
Acres	0.15
Year Built	1946
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	385 Mary Street
Subdivision	West Ward
City	Orillia
Province	Ontario
Postal Code	L3V3G4

**Amenities**

Amenities	Beach, Hospital, Marina, Park, Place of Worship, Public Transit, Schools
Parking Spaces	4
Parking	Detached Garage
# of Garages	1
View	City view

**Interior**

Appliances	Dryer, Refrigerator, Stove, Washer, Window Coverings
Heating	Electric Baseboard heaters

Cooling	None
# of Stories	1

## Exterior

Exterior	Stucco
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## Listing Details

Listing Office	RE/MAX Hallmark Peggy Hill Group Realty Brokerage
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