

# \$1,024,999 - 3075 Orion Blvd Boulevard, Orillia

MLS® #40764296

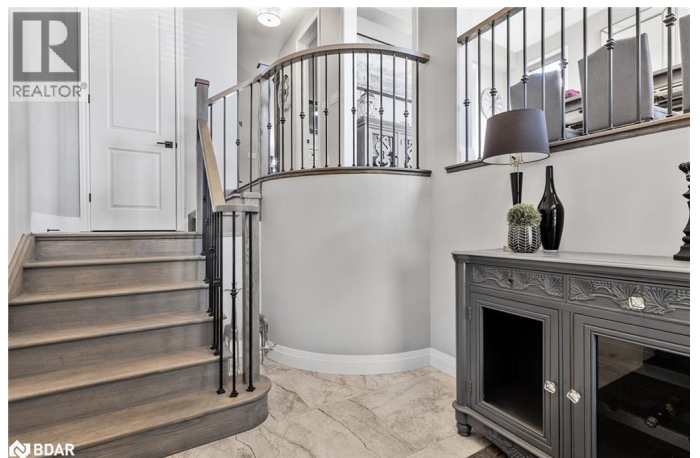
**\$1,024,999**

5 Bedroom, 7.00 Bathroom, 3,763 sqft

Single Family on 0.00 Acres

Westridge, Orillia, Ontario

Luxurious Bungalow with In-Law Suite and over \$250,000 in High-End Upgrades!! Experience the perfect blend of luxury, comfort, and functionality, designed for modern living and ideal for multi-generational families or avid entertainers. Fully finished from top to bottom with 5 bedrooms, & 7 bathrooms, with 4 ensuites, including three fully equipped kitchens with sleek quartz countertops, three dedicated laundry rooms, and 3 1/4-inch hardwood floors throughout with no carpet anywhere. Custom tilework adds a refined touch to every space, creating a seamless aesthetic throughout the home. The main floor features an open concept kitchen with island, quartz counters & backsplash, built-in stainless steel appliances, coffee/bar nook, separate dining room & spacious family room with pot lights & gas fireplace!! Private primary bedroom with walkout to backyard, sumptuous 5-piece ensuite & walk-in closet. The basement features soaring 10-foot ceilings & separate 2 bedroom & 2 bathroom in-law suite offers privacy and flexibility, with its own kitchen and laundry setup, making it ideal for extended family, guests, or rental opportunities, also water softener and ruff in central vac. Car lovers and hobbyists will appreciate the heated garage (2 car + tandem), Fully insulated garage, complete with furnace, thermostat, and two-piece washroom. Step outside to your serene retreat: a private deck with gas BBQ hookup, custom shed and fully fenced lot



backing onto a tranquil wooded area.  
Additional upgrades including: Coffered ceilings in Dining room & Primary ensuite, 7 1/4 baseboards throughout, upgraded exterior window trim in black, double hardwood staircase with wrought iron railings, upgraded light fixtures, the list goes on...Every detail of this stunning home has been thoughtfully crafted for an unmatched living experience. Don't miss this rare opportunity!! Shows 10+ (id:6289)

### Essential Information

Listing #	40764296
Price	\$1,024,999
Bedrooms	5
Bathrooms	7.00
Half Baths	2
Square Footage	3,763
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	3075 Orion Blvd Boulevard
Subdivision	Westridge
City	Orillia
Province	Ontario
Postal Code	L3V6H2

### Amenities

Amenities	Park, Playground, Public Transit, Schools, Shopping
Features	Paved driveway, In-Law Suite
Parking Spaces	7
Parking	Attached Garage
# of Garages	1

### Interior

Interior Features	Ceiling fans
Appliances	Oven - Built-In, Water softener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Brick, Concrete, Stone, Vinyl siding, Shingles
Foundation	Poured Concrete

## Listing Details

Listing Office	Royal LePage First Contact Realty Brokerage
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