

\$679,000 - 12 King's Court, Orillia

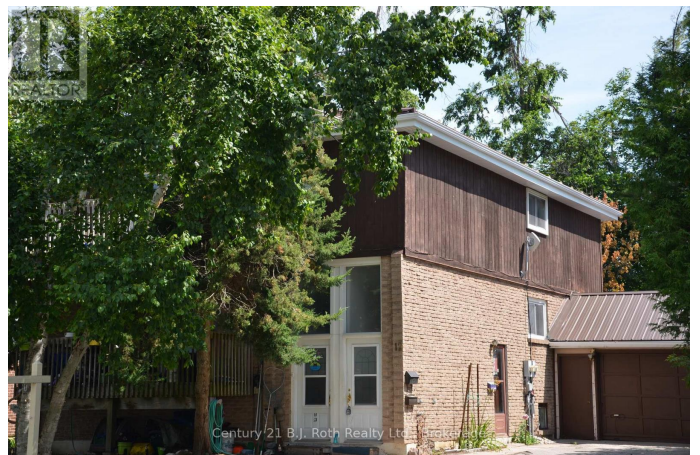
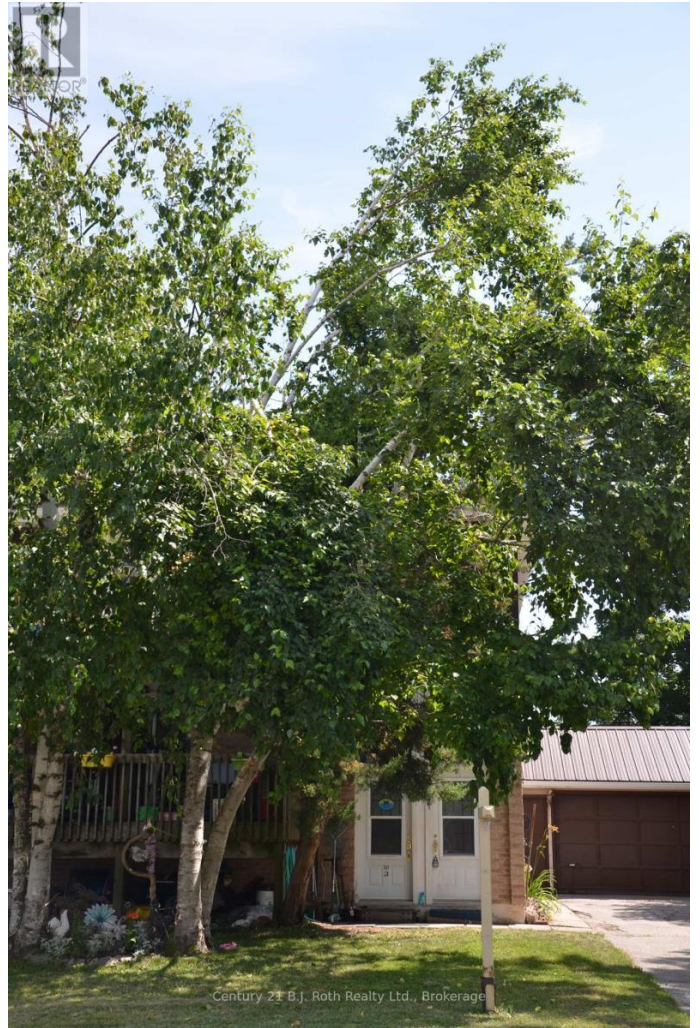
MLS® #S12297601

\$679,000

7 Bedroom, 3.00 Bathroom,
Multi-family on 0.00 Acres

Orillia, Orillia, Ontario

Triplex in the Heart of Orillia Steps to Couchiching Park! This is an incredible investment opportunity for a well-maintained triplex located near trails, walking distance from Couchiching Park, public transit, downtown shops, and golf courses, offering strong tenant appeal and income potential. 2 - 3 Bedroom Units with private decks, above grade with spacious layouts, 1 unit ready for immediate occupancy or ideal for owner-occupier (2nd 3 bedroom & basement units have been served eviction notices). Set your rent, current average 3 bedroom rent in Orillia is \$2,400/mth. Garage for additional storage or rental income potential. Metal Roof approx. 5 years old for long-term durability and minimal maintenance with new soffit and fascia in 2024. Recent Updates to Unit 12 include: new electrical panel-2024, fresh paint throughout, new kitchen & 3rd bedroom flooring, new light fixtures & 1 ceiling fan, outlets and switches, upgraded bathroom vanity & toilet, new baseboards-2025, features a gas fireplace in the living room, rough in for in unit laundry and separate water, electrical and gas meters. Unit 10 and 10B share electrical, water & gas meters. Shared laundry in basement. This property is a legal duplex with current use as a triplex. The process has been started with The City of Orillia to qualify as a legal triplex, including completed plans and upgraded electrical panel. Separate entrances for each unit, with excellent upside for investors or multi-generational living.



Vacant units give the flexibility to set your own rents or live in one while renting the others. Approx. 90 minutes to Toronto, Orillia continues to grow as a vibrant lakeside community with expanding infrastructure and amenities. Don't miss this rare opportunity to own a cash-flow-ready triplex in one of Orillia's most desirable locations! (id:6289)

Essential Information

| | |
|-----------|--------------|
| Listing # | S12297601 |
| Price | \$679,000 |
| Bedrooms | 7 |
| Bathrooms | 3.00 |
| Acres | 0.00 |
| Type | Multi-family |

Community Information

| | |
|-------------|-----------------|
| Address | 12 King's Court |
| Subdivision | Orillia |
| City | Orillia |
| Province | Ontario |
| Postal Code | L3V6S4 |

Amenities

| | |
|----------------|---------------------------|
| Amenities | Fireplace(s) |
| Utilities | Cable, Electricity, Sewer |
| Features | Sump Pump |
| Parking Spaces | 5 |
| Parking | Attached Garage, Garage |
| # of Garages | 2 |

Interior

| | |
|-----------------|---|
| Appliances | Water meter, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator |
| Heating | Electric Baseboard heaters |
| Fireplace | Yes |
| # of Fireplaces | 1 |

of Stories 2

Exterior

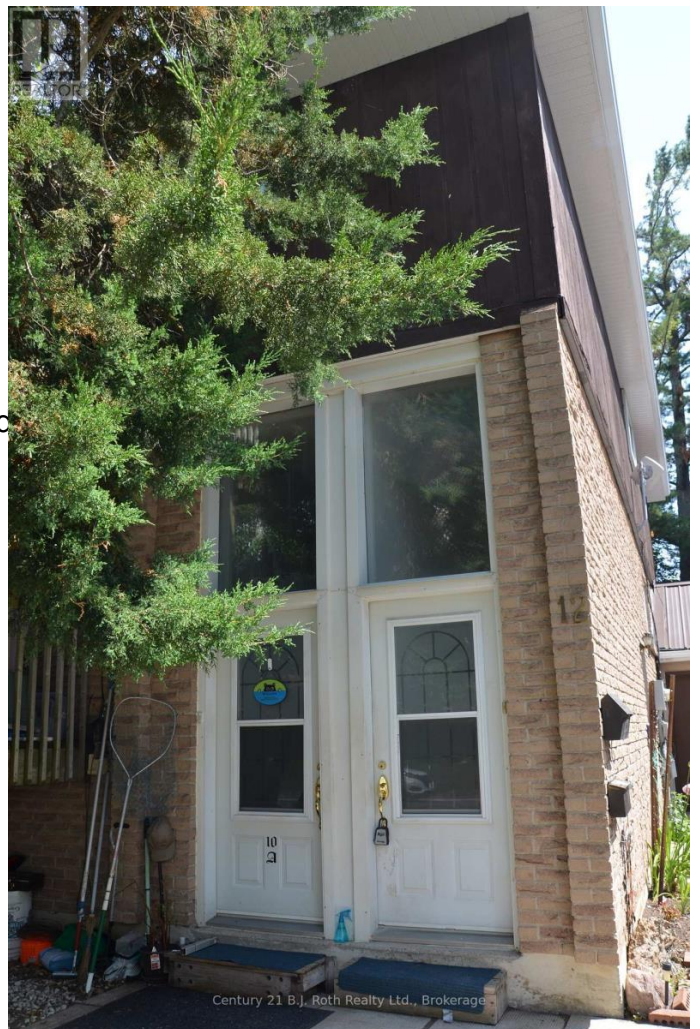
Exterior Brick, Wood

Lot Description 65 x 98.6 FT|under 1/2 acre

Foundation Block

Listing Details

Listing Office Century 21 B.J. Roth Realty Ltd.



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Listing information last updated on October 12th, 2025 at 11:31pm PDT