

# \$849,900 - 34 Brandon Crescent, Orillia

MLS® #S12323121

**\$849,900**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

Welcome to this lovingly maintained 2-storey family home, nestled in a quiet and desirable West Ward neighbourhood of Orillia. Ideally located just a short walk from several local parks, this charming property sits on a beautifully manicured 49.21 x 109.9 lot, offering privacy, mature trees, and a tranquil outdoor setting. Step onto the inviting covered front porch and into a spacious foyer with a soaring ceiling that sets the tone for the bright and welcoming interior. The main floor features a generous living and dining room combination with gleaming hardwood floors, perfect for entertaining or relaxing with family. The updated galley kitchen includes a cozy breakfast nook that overlooks the fenced backyard and garden space. Adjacent, the family room offers engineered hardwood flooring and a warm gas fireplace, ideal for cozy evenings. A convenient 2-piece powder room completes the main level. Upstairs, the open staircase leads to the bedroom level, where the primary suite impresses with a walk-through layout featuring two sets of double closets and a private 3-piece ensuite with a shower. Two additional bedrooms with laminate flooring and a 4-piece main bath provide plenty of space for the whole family. The partially finished lower level offers a comfortable recreation room, plus a spacious utility/laundry/storage area with a rough-in for an additional bathroom ideal for future customization. Significant updates include a high-efficiency heat pump and furnace (2023),



upgraded blown-in insulation, newer patio and front doors, and several updated windows (within the past five years). Enjoy outdoor living on the rear deck with a gas line for BBQ, surrounded by a private, treed backyard. An attached double garage and double paved driveway offer ample parking and storage. A wonderful opportunity to own a well-cared-for home in a peaceful, family-friendly neighbourhood. (id:6289)

Essential Information

Listing #	S12323121
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	34 Brandon Crescent
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V7P6

Amenities

Amenities	Place of Worship, Park, Schools, Public Transit, Hospital, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Wooded area, Level, Sump Pump
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Garage door opener, Microwave, Stove, Window Coverings, Refrigerator
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Heating	Natural gas Heat Pump
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	49.2 x 109.9 FT
Foundation	Poured Concrete

## Listing Details

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



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