

# \$628,000 - 17 Churchlea Mews, Orillia

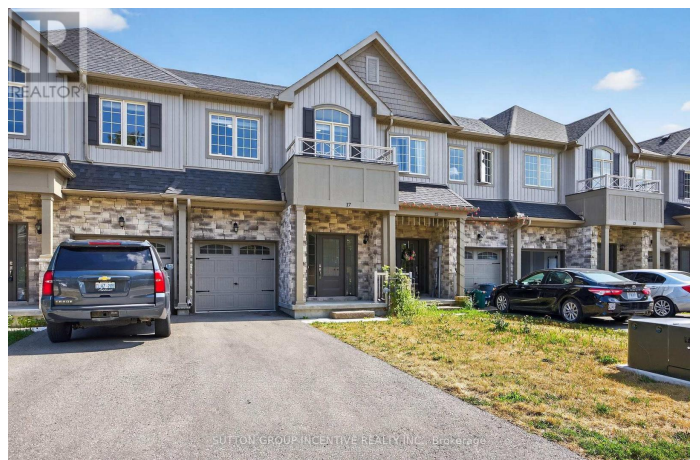
MLS® #S12348083

**\$628,000**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

Experience modern comfort and style in this beautifully upgraded townhouse featuring 3 bedrooms, 3 bathrooms, upstairs laundry, and a fully finished basement (with rough in!) perfectly combining function and open concept contemporary design. Situated on a quiet, secluded crescent yet just moments from Atherley Road, you're only a six-minute drive to downtown Orillia with exceptional restaurants, the famous Mariposa Market, vibrant shops, caf  s, and cultural attractions. The main floor impresses with 9-foot ceilings, abundant natural light, and a cozy gas fireplace that sets a welcoming tone when you first walk in. The modern kitchen offers quartz countertops, stainless steel appliances, pot-lights, a sleek subway tile backsplash, and ample cabinetry for storage, meal preparation, or entertaining friends and family! Freshly painted neutral tones and durable dark grey flooring flow throughout, offering carpet-free maintenance, while the upgraded bathrooms feature quartz countertops and thoughtfully selected fixtures throughout the entire home. The primary bedroom includes a large walk-in closet and a luxurious 5-piece ensuite with a tub, glass-enclosed shower, and dual sinks. Inside access to the garage ensures winter convenience, and the rare upstairs laundry adds exceptional practicality. The additional fully finished basement provides ample space for recreation, a home theatre setup, games room, or additional living space. Step outside to enjoy morning walks with your coffee in



hand, a 15-minute stroll to Moose Beach and Tudhope Park where you can then enjoy the scenic waterfront trails. The location also offers quick access to the Orillia waterfront, connecting you to both Lake Simcoe and Lake Couchiching for year-round recreation. Nearby grocery stores make daily errands effortless. Meticulously maintained by the current owner, this upgraded residence combines thoughtful design, premium finishes, and an unbeatable location, making it move-in ready! (id:6289)

### Essential Information

Listing #	S12348083
Price	\$628,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	17 Churchlea Mews
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V8K9

### Amenities

Amenities	Park, Schools, Fireplace(s)
Features	Carpet Free
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

### Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Vinyl siding, Stone
Lot Description	19.8 x 134.7 FT under 1/2 acre
Foundation	Poured Concrete

### Listing Details

Listing Office      SUTTON GROUP INCENTIVE REALTY INC.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 1:16am PDT