

\$459,999 - 36 - 12 Lankin Boulevard, Orillia

MLS® #S12395786

\$459,999

4 Bedroom, 1.00 Bathroom,
Single Family

Orillia, Orillia, Ontario

PRICED TO SELL! Location, location, location - literally **STEPS** to the shores of beautiful Lake Simcoe! This 1240 sq. ft. updated and well maintained 3+1 bedroom townhouse condo is move-in ready, and available immediately, if necessary. Stylish hardwood flooring, updated ornamental iron stair railing, crown molding in living room, undermount lighting and tile backsplash in kitchen, breakfast bar, pot lights, stainless steel appliances, updated light fixtures, neutral paint, and spacious foyer. This unit, which has a unique and welcoming layout, also has an extra fully finished room in the lower level, with water access (sink is installed, but can be easily removed), that could be a bedroom, an office, a craft room, a work space, a gym or whatever you want it to be! The primary bedroom features a private balcony and two large closets. Two additional spacious bedrooms. Lots of parking. Go for your daily walks along the lakefront. Easy access to the highway for commuters, close to the shopping hubs and restaurants, amenities, parks, beaches and trails. (id:6289)



Essential Information

Listings #	S12395786
Price	\$459,999
Bedrooms	4
Bathrooms	1.00

Type	Single Family
Sub-Type	Condominium/Strata
Style	Multi-level

Community Information

Address	36 - 12 Lankin Boulevard
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V6T2

Amenities

Amenities	Beach, Golf Nearby, Hospital
Features	Level lot, Balcony, Paved yard
Parking Spaces	2
Parking	Garage
# of Garages	1

Interior

Appliances	Water Heater, Dishwasher, Stove, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped

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 12th, 2025 at 11:16pm PDT