

# \$1,785,000 - 6158 Blue Bird Street, Orillia

MLS® #S12396310

**\$1,785,000**

4 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

Top 5 Reasons You Will Love This Home: 1) Indulge in this newly constructed four bedroom, four bathroom home set on a double lot, offering just under 100' of prime waterfront on Lake St. John 2) Added peace of mind with full professional waterproofing surrounding the entire foundation, featuring a robust pump system with multiple backups for added security 3) Premium upgrades of quality water systems, including an Excalibur water treatment and advanced filtration system for clean, reliable drinking water 4) Enjoy private waterfront access with a concrete boat launch providing direct access to the lake for fishing, swimming, and water sports 5) Experience added comfort with in-floor heating on the lower level with a dedicated system, fibre optic internet, and a wired-in 22kW generator for uninterrupted power. 2,605 above grade sq.ft. plus a finished lower level. (id:6289)

## Essential Information

Listing #	S12396310
Price	\$1,785,000
Bedrooms	4
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold



## Community Information

Address	6158 Blue Bird Street
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V0K6

## Amenities

Amenities	Beach, Fireplace(s)
Parking Spaces	15
Parking	Attached Garage, Garage
# of Garages	2
View	Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Dishwasher, Dryer, Microwave, Sauna, Stove, Water Heater, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Stucco, Stone
Lot Description	99.9 x 399.6 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

## Listing Details

Listing Office	FARIS TEAM REAL ESTATE BROKERAGE
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