

# \$599,000 - 408 - 40 Museum Drive, Orillia

MLS® #S12398432

**\$599,000**

3 Bedroom, 3.00 Bathroom,  
Single Family

Orillia, Orillia, Ontario

**PRICED TO SELL!** Welcome to the lifestyle you have been waiting for in this beautifully maintained end-unit bungalow located in Villages at Leacock. Offering over 1,700 sq. ft. of thoughtfully designed living space, it has everything you could want. From the spacious great room with massive vaulted ceilings to the sun-filled loft with flexible uses, this one has it all. You can choose a main floor primary bedroom or create a private retreat in the loft, complete with a 4-piece bath, bonus space, and a walk-in closet overlooking the great room. The loft also makes an amazing entertainment or office space. There are two large bedrooms on the main floor, one with a full ensuite bath featuring a walk-in tub/shower combination; the other with a big beautiful bay window. The kitchen offers ample cabinet and counter space and is open to the great room. Additional convenient features include main floor laundry, interior garage access, central vac, and a massive basement ready for your ideal design or storage. The straight stairs to the loft would make installing a chair lift a breeze. The condominium fees include Rogers cable/internet, private clubhouse access, snow removal, lawn care, and exterior maintenance. Conveniently located just steps from local restaurants, water views, walking trails, Tudhope Park, Lake Couchiching, public transit and all local amenities, this property beautifully combines comfort and lifestyle. **SELLER IS WILLING TO PROFESSIONALLY REMOVE WALK-IN TUB AND REPLACE**



WITH STANDARD TUB PRIOR TO CLOSING.  
(id:6289)

**Essential Information**

|            |                    |
|------------|--------------------|
| Listing #  | S12398432          |
| Price      | \$599,000          |
| Bedrooms   | 3                  |
| Bathrooms  | 3.00               |
| Half Baths | 1                  |
| Type       | Single Family      |
| Sub-Type   | Condominium/Strata |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 408 - 40 Museum Drive |
| Subdivision | Orillia               |
| City        | Orillia               |
| Province    | Ontario               |
| Postal Code | L3V7T9                |

**Amenities**

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Public Transit, Visitor Parking |
| Features       | Irregular lot size, Sump Pump   |
| Parking Spaces | 2                               |
| Parking        | Garage                          |
| # of Garages   | 1                               |

**Interior**

|              |  |
|--------------|--|
| Appliances   | Central Vacuum, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator |
| Heating      | Natural gas Forced air   |
| Cooling      | Central air conditioning   |
| # of Stories | 2  |

**Exterior**

|            |                     |
|------------|---------------------|
| Exterior   | Brick, Vinyl siding |
| Foundation | Poured Concrete     |

**Listing Details**

Listing Office

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