

# \$399,999 - 3 Courtland Street, Orillia

MLS® #S12400305

**\$399,999**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

Live, Work, or Both! Mixed-Use Zoning with Incredible Potential! Zoned Village Commercial, this unique and versatile property offers endless possibilities live in it, run a business, house staff, or combine it all in one smart investment. Whether you're an entrepreneur, investor, or someone looking for flexible live/work space, this property is packed with potential. Currently used as a single-family home, the layout easily adapts to your needs. Create a boutique storefront, studio, office, or staff accommodation all while enjoying the comfort of your own space. A potential third bedroom or workspace adds even more versatility. The interior features a refreshed kitchen (2020), new fridge, updated bathroom plumbing and hardware, new flooring in the bedrooms and upper landing, and fresh paint throughout (excluding bathroom). Energy-efficient windows, a high-efficiency gas furnace, and central A/C (2014) provide year-round comfort. Additional upgrades include a steel roof, UV water treatment system with new light and filters (2022), security system, and exterior paint (2023). Stone and paver steps enhance the exterior, leading to a spacious 30'x 8' private balcony overlooking a treed lot perfect for outdoor enjoyment. A shed and gazebo are included. Located minutes from downtown Orillia, the casino, hospital, lakes, parks, trails, and the new rec centre, with easy access to Barrie and Toronto. A unique property with strong potential ideal for investors, entrepreneurs, or



those seeking a flexible live/work lifestyle.  
Don't miss out! (id:6289)

### Essential Information

Listing #	S12400305
Price	\$399,999
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	3 Courtland Street
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V1A4

### Amenities

Utilities	Cable, Electricity, Sewer
Features	Irregular lot size
Parking Spaces	4
Parking	No Garage

### Interior

Appliances	Water Treatment, Microwave, Stove, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

### Exterior

Exterior	Wood, Vinyl siding
Lot Description	36.6 x 100 FT under 1/2 acre
Foundation	Concrete, Slab

### Listing Details

Listing Office	KELLER WILLIAMS EXPERIENCE REALTY
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