

# \$689,000 - 246 Mary Street, Orillia

MLS® #S12403017

**\$689,000**

5 Bedroom, 2.00 Bathroom,  
Multi-family on 0.00 Acres

Orillia, Orillia, Ontario

This LEGAL DUPLEX is an amazing opportunity for investors or anyone looking to enter the housing market and would like to supplement their mortgage payment! An income earning property located in the heart of Orillia; close to Orillia's Soldiers Memorial Hospital, Couchiching Beach Park, Shopping, Rec Centre, Schools and world famous Mariposa Market! Just minutes from Highway 11; this property is ideal for commuters heading south, or anyone heading North to Cottage Country! This home is situated on an extra deep lot, leaving ample opportunities for backyard usage or additions. This 2 storey home consists of a 2 bedroom, 1 bathroom unit on the second floor and a 3 bedroom, 1 bathroom unit on the main floor. The main floor unit has a large dining room and separate living room, perfect for entertaining or larger families. The main floor unit also includes access to the basement, with an abundance of additional storage and in unit laundry. Parking is no issue for this property, with large parking space located behind the home. Note: AC unit damaged during the Ice Storm. Seller will have the unit replaced upon the sale of the property. (id:6289)



## Essential Information

Listing #	S12403017
Price	\$689,000

Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Multi-family

### Community Information

Address	246 Mary Street
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V3E6

### Amenities

Amenities	Hospital, Park, Marina, Separate Heating Controls, Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Features	Irregular lot size, Lane
Parking Spaces	4
Parking	No Garage

### Interior

Appliances	Water Heater, Water meter, Dryer, Oven, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
# of Stories	2

### Exterior

Exterior	Stucco
Lot Description	50 x 171.3 FT ; as per GeoWarehouse
Foundation	Poured Concrete, Block

### Listing Details

Listing Office	HOMELIFE NU-KEY REALTY LTD.
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