

# \$740,000 - 78 Vanessa Drive, Orillia

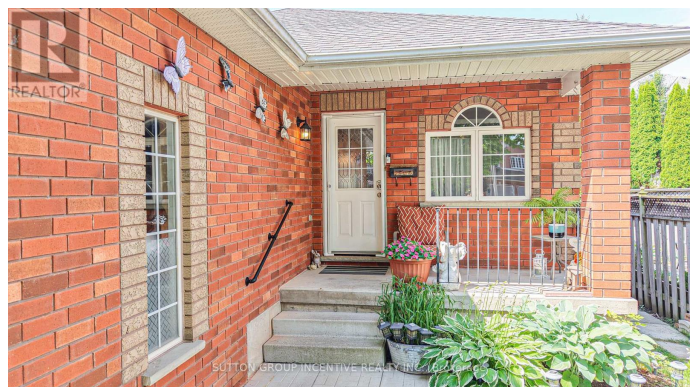
MLS® #S12409266

**\$740,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

Looking for one-level living with flexible basement space for multigenerational living or a duplex conversion? Welcome to this beautifully maintained and landscaped bungalow, ideally situated on a level lot in the desirable Westridge neighbourhood of Orillia. The main floor boasts a spacious, updated kitchen with new appliances, seamlessly connected to a generous dining area ideal for family gatherings. A separate sitting room with a cozy fireplace offers a warm and inviting space to relax or entertain guests. Two well-sized bedrooms and both a full and a half bathroom complete the main level, providing comfort and functionality. Downstairs, you'll find a versatile living area with a kitchenette, dining room (or space for a pool table?), and a media lounge. The lower level also features two additional bedrooms and a full bathroom, making it a turnkey option for an in-law suite or rental opportunity. Centrally located walking distance to Georgian College, Lakehead University, Costco, Maplewood Trail, Bass Lake, Walter Henry Park, The Rotary Rec Centre, and many great restaurants. It also offers easy access to shopping centers, transit, and major routes, including Highways 11 and 12. This home offers space and flexibility in a family-friendly community close to amenities, schools, and parks - don't miss your chance to make it yours! Roof 2016, Furnace 2023, AC 2022 (id:6289)



## Essential Information

Listing #	S12409266
Price	\$740,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	78 Vanessa Drive
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V7X1

## Amenities

Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

## Interior

Appliances	Water softener, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Brick
Lot Description	41.3 x 123.8 FT ; 41.34 x 123.80 x 40.67 x117.07
Foundation	Concrete

## Listing Details

Listing Office

SUTTON GROUP INCENTIVE REALTY INC.



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