

# \$499,900 - 15 - 40 Victoria Crescent, Orillia

MLS® #S12447212

**\$499,900**

3 Bedroom, 2.00 Bathroom,  
Single Family

Orillia, Orillia, Ontario

WOW, large price reduction. Motivated Seller. Buyer Agent Bonus of 1% if sold Firm by October 31st. Welcome to 40 Victoria in beautiful Orillia! This spacious 3-bedroom, 2-bathroom condo offers a rare blend of comfort and lifestyle. Bright and carpet-free throughout, the open layout features a modern gas fireplace for cozy nights, heated floors in the kitchen and upstairs bath, plus walkouts to a private deck with an unobstructed view of Lake Simcoe. No parking permitted in front of units 13 to 15 means your sightline stays clear. Just a few steps away, enjoy the lakefront and beach area. As an end unit, you'll appreciate the additional window that fills the dining area with natural light while also giving a clear view of the parking area for an extra sense of safety. The interior is well maintained, boasting gleaming hardwood floors and a remodeled upper bathroom with expanded square footage from the adjoining bedroom. The primary suite includes its own bath and plenty of storage. Outside, the private patio is landscaped with low-maintenance perennial fruit trees and shrubs. A new hot water heater (August 2025) adds peace of mind, and heating options include a gas fireplace, hot water radiant, and electric baseboards for year-round comfort. Resort-style amenities include an in-ground pool, hot tub (currently empty but fully functional), and a dedicated garage parking space. The garage is also set up as a workshop/man cave, complete with air conditioning. All this in a well-managed



building, just minutes from shopping, dining, and downtown Orillia. A must-see for those looking to combine convenience with lakeside living! (id:6289)

**Essential Information**

Listing #	S12447212
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	15 - 40 Victoria Crescent
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V6N6

**Amenities**

Amenities	Separate Heating Controls
Features	Balcony, Carpet Free
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View, Unobstructed Water View
Has Pool	Yes
Pool	Outdoor pool

**Interior**

Appliances	Hot Tub, Water Heater, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Baseboard heaters
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	1

# of Stories 3

## Exterior

Exterior Stucco, Aluminum siding

Foundation Block

## Listing Details

Listing Office CENTURY 21 B.J. ROTH REAL



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