

\$859,900 - Lot 44 Orion Boulevard, Orillia

MLS® #S12465167

\$859,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

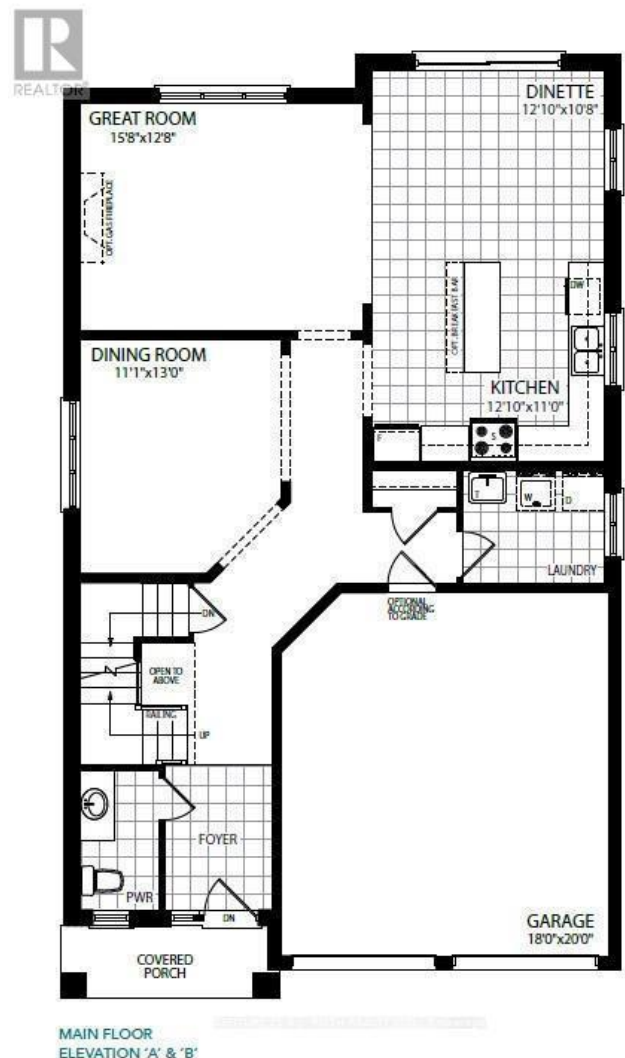
Orillia, Orillia, Ontario

\$30,000 of upgrades being offered - upgrade incentive includes granite countertops throughout the home and 42inch cabinets in kitchen. Located in the highly sought after West Ridge Community on Orion Boulevard. Homes consist of many features including 9ft ceilings on the main level, rounded drywall corners, oak stair case, and 5 1/4 inch baseboards. Current model being offered (The Carmel- Elevation A) consists of 4 bedrooms, 3 bathrooms, laundry located on the main level, open kitchen and great room and situated on a 40x135 lot (lot 42). Finishes are determined based on purchaser. Neighbourhood is in close proximity to Walter Henry Park and West Ridge Place (Best Buy, Homesense, Home Depot, Food Basics). Note that Orion Boulevard is an active construction site. (id:6289)

Essential Information

Listing #	S12465167
Price	\$859,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information



Address	Lot 44 Orion Boulevard
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V6H2

Amenities

Amenities	Park, Public Transit, Schools
Utilities	Cable, Electricity, Sewer
Features	Sump Pump
Parking Spaces	4
Parking	Garage
# of Garages	1

Interior

Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Brick
Lot Description	39.4 x 135.7 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	CENTURY 21 B.J. ROTH REALTY LTD.
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Listing information last updated on October 27th, 2025 at 6:31am PDT