

174 BARRIE RD, ORILLIA, ON L3V 2R2, CANADA

<https://www.gtarealestates.com>

This legal 2-unit home (duplex) sits on an exceptionally deep lot (46.42ft x 196.66ft x 40.29ft x 173.19ft) just off Memorial Drive and offers rare 4-car parking, making it an outstanding opportunity for both investors and owner-occupiers. NOTE: The lot size makes it idea to consider Additional Dwelling Unit(s) (ADU). The property features two spacious...

\$498,900

- 2 beds
- 2 baths
- Multi-family
- Multi-family
- 1100 - 1500 sq ft



Rooms & Units Descr

RoomType1: Kitchen	RoomLevel1: Main level
RoomLength1: 3.1	RoomWidth1: 2.4
RoomDimensions1: 3.1 m X 2.4 m	RoomType2: Living room
RoomLevel2: Main level	RoomLength2: 3.1
RoomWidth2: 3.6	RoomDimensions2: 3.1 m X 3.6 m
RoomType3: Bedroom	RoomLevel3: Main level
RoomLength3: 3.1	RoomWidth3: 3.1
RoomDimensions3: 3.1 m X 3.1 m	RoomType4: Kitchen
RoomLevel4: Upper Level	RoomLength4: 3.1
RoomWidth4: 3.1	RoomDimensions4: 3.1 m X 3.1 m
RoomType5: Living room	RoomLevel5: Upper Level
RoomLength5: 3.7	RoomWidth5: 3.1
RoomDimensions5: 3.7 m X 3.1 m	RoomType6: Bedroom
RoomLevel6: Upper Level	RoomLength6: 2.7
RoomWidth6: 3.4	RoomDimensions6: 2.7 m X 3.4 m

Location Details

City: Orillia	Province: Ontario
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Property Details

SubdivisionName: Orillia	Levels: 2
Stories: 2	FrontageLength: 46 ft ,3 in

Property Features



Heating: Baseboard heaters,Heat Pump,
CoolingYN: True
ParkingTotal: 4
GarageYN: True
CarportYN: False
ViewYN: False
Sewer: Sanitary sewer

HeatingFuel: ,,Electric
Cooling: Wall unit
OpenParkingYN: False
AttachedGarageYN: False
PoolYN: False
WaterfrontYN: False

Courtesy of

OfficeName: CENTURY 21 B.J. ROTH REALTY LTD.
ListAOR: Toronto Regional Real Estate Board

Office ID: 282817

Building Details

ParkingTotal: 4
Sewer: Sanitary sewer

Heating: Baseboard heaters, Heat Pump,

Amenities & Features

Waterfront available: No
AttachedGarageYN: No
CarportYN: No
CoolingYN: Yes

OpenParkingYN: No
GarageYN: Yes
PoolYN: No
Cooling: Wall unit

