

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
RoomLength1: 3.1
RoomDimensions1: 3.1 m X 2.4 m
RoomLevel2: Main level
RoomWidth2: 3.6
RoomType3: Bedroom
RoomLength3: 3.1
RoomDimensions3: 3.1 m X 3.1 m
RoomLevel4: Upper Level
RoomWidth4: 3.1
RoomType5: Living room
RoomLength5: 3.7
RoomDimensions5: 3.7 m X 3.1 m
RoomLevel6: Upper Level
RoomWidth6: 3.4

RoomLevel1: Main level
RoomWidth1: 2.4
RoomType2: Living room
RoomLength2: 3.1
RoomDimensions2: 3.1 m X 3.6 m
RoomLevel3: Main level
RoomWidth3: 3.1
RoomType4: Kitchen
RoomLength4: 3.1
RoomDimensions4: 3.1 m X 3.1 m
RoomLevel5: Upper Level
RoomWidth5: 3.1
RoomType6: Bedroom
RoomLength6: 2.7
RoomDimensions6: 2.7 m X 3.4 m

Location Details

City: Orillia **Province:** Ontario

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

