

## 3032 MONARCH DR, ORILLIA, ON L3V 8K3, CANADA

<https://www.gtarealestates.com>

SKIP THE BUILDER WAIT! \$200K in Premium Upgrades on a rare 69ft Corner Lot with Scenic Nature Views! Unbelievable value in West Ridge! Why wait for a bare-bones builder model when this fully finished, highly upgraded 'Royal Amber' executive home is ready now? Positioned on a rare, pool-sized corner lot featuring scenic diagonal forest views and...

\$959,999

- 4 beds
- 4 baths
- Single Family
- Single Family
- 2500 - 3000 sq ft



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## Rooms & Units Descr

**RoomType1:** Bedroom 4

**RoomLength1:** 4.37

**RoomDimensions1:** 4.37 m X 3.3274 m

**RoomLevel2:** Second level

**RoomWidth2:** 2.5654

**RoomType3:** Primary Bedroom

**RoomLength3:** 7.2136

**RoomDimensions3:** 7.2136 m X 4.4958 m

**RoomLevel4:** Second level

**RoomWidth4:** 3.6068

**RoomType5:** Bedroom 3

**RoomLength5:** 3.5306

**RoomDimensions5:** 3.5306 m X 4.3434 m

**RoomLevel6:** Main level

**RoomWidth6:** 4.91

**RoomType7:** Kitchen

**RoomLength7:** 3.6

**RoomDimensions7:** 3.6 m X 4.66 m

**RoomLevel8:** Main level

**RoomWidth8:** 3.99

**RoomType9:** Dining room

**RoomLength9:** 4.36

**RoomDimensions9:** 4.36 m X 4.08 m

**RoomLevel10:** Main level

**RoomWidth10:** 2.8702

**RoomType11:** Partial bathroom

**RoomLength11:** 1.803

**RoomDimensions11:** 1.803 m X 1.57 m

**RoomLevel12:** Main level

**RoomWidth12:** 3.8862

**RoomLevel1:** Second level

**RoomWidth1:** 3.3274

**RoomType2:** Laundry room

**RoomLength2:** 2.8956

**RoomDimensions2:** 2.8956 m X 2.5654 m

**RoomLevel3:** Second level

**RoomWidth3:** 4.4958

**RoomType4:** Bedroom 2

**RoomLength4:** 4.01

**RoomDimensions4:** 4.01 m X 3.6068 m

**RoomLevel5:** Second level

**RoomWidth5:** 4.3434

**RoomType6:** Great room

**RoomLength6:** 4.15

**RoomDimensions6:** 4.15 m X 4.91 m

**RoomLevel7:** Main level

**RoomWidth7:** 4.66

**RoomType8:** Eating area

**RoomLength8:** 2.62

**RoomDimensions8:** 2.62 m X 3.99 m

**RoomLevel9:** Main level

**RoomWidth9:** 4.08

**RoomType10:** Office

**RoomLength10:** 3.6

**RoomDimensions10:** 3.6 m X 2.8702 m

**RoomLevel11:** Main level

**RoomWidth11:** 1.57

**RoomType12:** Foyer

**RoomLength12:** 2.6162

**RoomDimensions12:** 2.6162 m X 3.8862 m



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## Location Details

**City:** Orillia

**Province:** Ontario

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## Property Details

**SubdivisionName:** Orillia

**Levels:** 2

**Stories:** 2

**FrontageLength:** 69 ft ,2 in

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## Property Features

**CommunityFeatures:** Community Centre,School Bus

**Flooring:** Hardwood,Ceramic

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**FireplacesTotal:** 1

**ViewYN:** False

**Sewer:** Sanitary sewer

**Fencing:** Fenced yard

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 5

**GarageYN:** True

**CarportYN:** False

**PoolYN:** False

**WaterfrontYN:** False

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## Courtesy of

**OfficeName:** REAL BROKER ONTARIO LTD.

**Office ID:** 293104

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details



**ParkingTotal:** 5

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** Yes

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**CommunityFeatures:** Community Centre, School Bus

**Cooling:** Central air conditioning

**Total Fireplaces:** 1

