

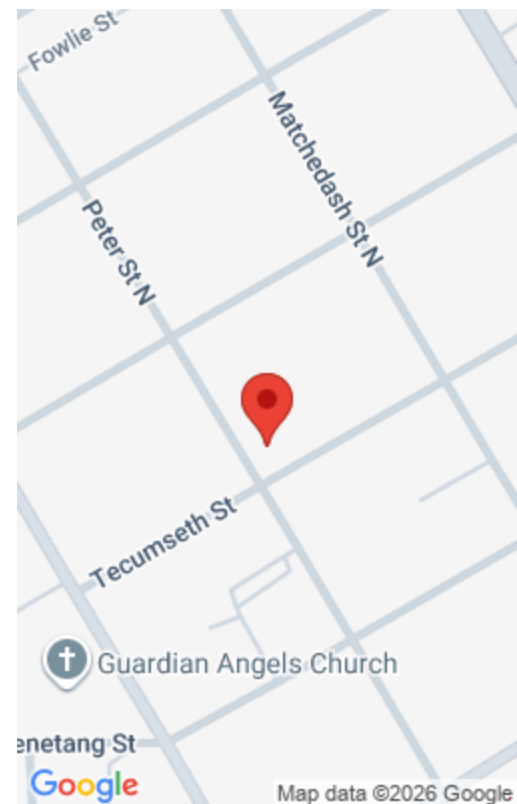
## 44 TECUMSETH ST, ORILLIA, ON L3V 1X9, CANADA

<https://www.gtarealestates.com>

Welcome to 44 Tecumseth St., a grand 5-bedroom, 3-bathroom residence that perfectly captures the harmony between historic craftsmanship & contemporary elegance. Spanning over 2,800 Sq.Ft of finished living space, this home is a testament to tasteful preservation blended with modern functionality. Main level: The classic stonework commands attention, while the welcoming, raised covered front porch...

**\$869,900**

- 5 beds
- 3 baths
- Single Family
- Single Family
- 2500 - 3000 sq ft



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## Rooms & Units Descr

**RoomType1:** Primary Bedroom

**RoomLength1:** 4.27

**RoomDimensions1:** 4.27 m X 4.15 m

**RoomLevel2:** Second level

**RoomWidth2:** 3.61

**RoomType3:** Bedroom 3

**RoomLength3:** 3.14

**RoomDimensions3:** 3.14 m X 3.11 m

**RoomLevel4:** Second level

**RoomWidth4:** 2.76

**RoomType5:** Utility room

**RoomLength5:** 7.13

**RoomDimensions5:** 7.13 m X 4.05 m

**RoomLevel6:** Lower level

**RoomWidth6:** 4.22

**RoomType7:** Recreational, Games room

**RoomLength7:** 6.3

**RoomDimensions7:** 6.3 m X 3.91 m

**RoomLevel8:** Main level

**RoomWidth8:** 4.32

**RoomType9:** Kitchen

**RoomLength9:** 4.03

**RoomDimensions9:** 4.03 m X 5.75 m

**RoomLevel10:** Main level

**RoomWidth10:** 3.4

**RoomType11:** Bedroom

**RoomLength11:** 3.89

**RoomDimensions11:** 3.89 m X 3.72 m

**RoomLevel12:** Main level

**RoomWidth12:** 3.39

**RoomLevel1:** Second level

**RoomWidth1:** 4.15

**RoomType2:** Bedroom 2

**RoomLength2:** 3.92

**RoomDimensions2:** 3.92 m X 3.61 m

**RoomLevel3:** Second level

**RoomWidth3:** 3.11

**RoomType4:** Bedroom 4

**RoomLength4:** 4.9

**RoomDimensions4:** 4.9 m X 2.76 m

**RoomLevel5:** Lower level

**RoomWidth5:** 4.05

**RoomType6:** Other

**RoomLength6:** 13.27

**RoomDimensions6:** 13.27 m X 4.22 m

**RoomLevel7:** Lower level

**RoomWidth7:** 3.91

**RoomType8:** Family room

**RoomLength8:** 6.28

**RoomDimensions8:** 6.28 m X 4.32 m

**RoomLevel9:** Main level

**RoomWidth9:** 5.75

**RoomType10:** Dining room

**RoomLength10:** 4.05

**RoomDimensions10:** 4.05 m X 3.4 m

**RoomLevel11:** Main level

**RoomWidth11:** 3.72

**RoomType12:** Den

**RoomLength12:** 3.7

**RoomDimensions12:** 3.7 m X 3.39 m



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## Location Details

**City:** Orillia

**Province:** Ontario

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## Property Details

**SubdivisionName:** Orillia

**Levels:** 2

**Stories:** 2

**FrontageLength:** 106 ft

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## Property Features

**LotFeatures:** Landscaped

**Flooring:** Hardwood,Concrete,Wood,Laminate

**HeatingFuel:** Natural gas

**Cooling:** None

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** True

**WaterfrontYN:** False

**Fencing:** Fenced yard

**Heating:** Radiant heat

**CoolingYN:** True

**ParkingTotal:** 4

**GarageYN:** True

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** ROYAL LEPAGE/J & D DIVISION

**Office ID:** 51302

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 4

**Heating:** Radiant heat

**Sewer:** Sanitary sewer



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** Yes

**Cooling:** None

