

\$1,349,000 - 471 VICTORIA CRESCENT

Listing ID: 40581662

\$1,349,000

3 Bedrooms, 2 Bathrooms, 1720

Single Family

471 VICTORIA CRESCENT, Orillia,
Ontario, L3V0J5

Waterfront Paradise Awaits! Discover serenity in this charming WF home available for the first time. Situated on a peaceful, dead end street within an esteemed waterfront enclave, this home promises a lifestyle of relaxation. Approx, 56' of WF x 263' deep, this treed lot offers ample space for outdoor enjoyment & family gatherings. Unwind on the covered front porch or the rear deck offering stunning vista of the water. Well built 1 ¾ Storey home with efficient ICF foundation offering enduring quality & efficiency. The thoughtful design features a convenient main floor Laundry, Bedroom, spacious 4pc. Bath w/rejuvenating soaker jet tub, & an open concept layout seamlessly connecting the Kitchen, Dining & Living areas w/walkout to WF! Gleaming hardwood floors are showcased on both levels & have been meticulously maintained to perfection! Upstairs, discover a sprawling Bedroom that could easily be converted into two, complete with sizable walk-in closet. 3pc. Bathroom w/Shower. Retreat to the expansive Master Suite featuring a walk in closet & walkout to private, elevated deck, offering breathtaking view of Lake Simcoe. Forced Air Gas Furnace, HRV system, UV Filter & Water Softener. Over 1700 sq.ft. of

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living space plus a full, high & dry, ready to finish basement, this property is ideal as a primary residence or a vacation retreat.

Experience the tranquility of country living, within the city limits and with the convenience of city amenities close-by.

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