

\$824,000 - 3196 MONARCH Drive

Listing ID: 40588689

\$824,000

3 Bedrooms, 3 Bathrooms, 2250

Single Family

3196 MONARCH Drive, Orillia, Ontario,
L3V7W9

Meticulously maintained & beautifully decorated 2+1 Bdrm. Brick bungalow in highly sought-after Westridge area of Orillia. As you step onto the covered front porch, you'll immediately sense the care & attention to detail that defines this home. Foyer w/direct access to Dble garage w/auto door openers & storage mezzanine. Tastefully appointed 2pc powder rm adds convenience along w/main flr, laundry rm w/laundry tub & cabinetry. The heart of the home is the formal living room, boasting a cozy gas FP, gleaming hardwood floors, & abundance of natural light. Bright & airy custom Kitchen w/plenty of storage & soft-close drawers. Step out onto the deck w/gazebo overlooking fully fenced yard w/lovely perennial gardens. Main flr also features a spacious 2nd Bdrm. w/closet organizer & a 3-piece bathroom plumbed in for a separate tub. Descend to the mostly finished basement, where you'll find a bright 3rd Bdrm. w/3 closets, 4pc. Bath w/shower & dble. vanity, office nook, & Family rm w/wet bar & gas FP. Conveniently located close to all amenities, incl. bus stop, shopping, Rec. center, movie theater & university, this home offers the perfect blend of comfort & convenience. Backing onto Westridge Park forest nature trail

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leading to Clayt French Park. Many updates add to the appeal of this home, including a new gas furnace (2021), composite fence (2020), kitchen w/appliances (2018), metal roof (2019) w/snow stops & gutter covers, central air (2017), freshly painted walls & updated flooring. (id:50245)

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Listing Office: Century 21 B.J. Roth Realty Ltd., Brokerage, Orillia - Unit B