

# **\$779,900 - 9 ASHTON Street**

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## **Listing ID: 40593121**

**\$779,900**

5 Bedrooms, 2 Bathrooms, 2368

Single Family

9 ASHTON Street, Orillia, Ontario,  
L3V7V5

Nestled In A Tranquil Neighborhood In Orillia's West Ward, This All-Brick, Raised Bungalow Exudes Warmth & Character. Lovingly Cared For By Its Original Owners For The Past 29 Years, This Home Boasts 5 Bedrooms, 2 Bathrooms & A Fully Landscaped Yard With Lush Gardens & A Stunning In-Ground Pool, Creating An Inviting Atmosphere For Family Living & Entertaining. As You Pull Down The Tree-Lined Street & Onto The Meticulously Crafted Interlock Driveway That Not Only Enhances The Curb Appeal But Also Provides Ample Parking Space, You'll Feel Right At Home. The Spacious Main Floor Consists Of A Bright, Open-Concept Living Area With A Walkout To The Sun-Soaked Back Deck & Hot Tub. You'll Also Find 3 Spacious Bedrooms, Including The Primary Which Has A Walk-In Closet & Semi-Ensuite Access To The 4-Piece Bathroom, As Well As A Very Handy Bonus Room Off Of The Kitchen Which Could Make For The Perfect Home-Gym Or Office. Downstairs Offers 2 More Bedrooms, Another 4-Piece Bathroom, An Enormous Rec Room With Endless Possibilities Including A Rough-In For A Wet Bar, A Laundry/Utility Room & Storage Galore. Enjoy Peace Of Mind With The Following

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Big Ticket Updates: New Roof (2017), New Windows With Lifetime Warranty (2018), New Front Door (2018), New Gas Furnace (2020), New Pool Heater With Extended Warranty (2019), New Pool Liner (2017), New Pool Filter (2021). There's Nothing To Do Here But Move In & Make This Home Your Own! Ideally Situated Close To Schools, Parks, Downtown, Shopping, Orillia Soldiers' Memorial Hospital & Several Other Amenities. Easy Access To Highways 11 & 12. Don't Miss Your Chance To Enjoy The Summer Poolside With A Quick Closing Available!  
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Listing Office: Century 21 B.J. Roth Realty Ltd., Brokerage, Orillia - Unit B