

\$449,900 - 63 SCOTT Street

Listing ID: 40624592

\$449,900

2 Bedrooms, 2 Bathrooms, 1090

Single Family

63 SCOTT Street, Orillia, Ontario, L3V4R3

Welcome to this charming two-story home nestled in the heart of a lakeside community, offering a perfect blend of old-world charm and modern upgrades. Situated in the central Orillia lakeside neighborhood, this property presents an excellent investment opportunity, especially with its proximity to a luxury town development nearing completion. Just a short stroll away, you'll find yourself at Couchiching Beach Park, where recreational amenities like the Lightfoot Trail await. Venture a block further along the lakeside, and you'll discover the local Legion and the bustling Main Street Orillia shopping district. From both levels of the home, enjoy glimpses of Lake Couchiching, adding to the allure of the location. Inside, the home has undergone significant updates, including a new 4-piece bathroom, refreshed drywall and trim, interior and exterior paint, upgraded electrical fixtures, and new flooring in the kitchen and bathrooms. A convenient addition is the new main floor two-piece bathroom. The kitchen boasts updated cabinets, complemented by a new electrical ground fault breaker and thermopane windows throughout, featuring aluminum window capping. Other recent improvements include new roof shingles, a forced air natural gas system, a hot water

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tank, and a spacious 12' x 12' deck. With low utility overheads and maintenance costs projected for years to come, this property offers a compelling proposition. At its current price point, there's ample room for further investment, ensuring competitiveness with new developments in the area. For instance, there's potential for a future build of a double garage with a second-story apartment, offering strong income prospects. Additionally, the main floor presents the opportunity for a master bedroom within the existing footprint, all at a reasonable cost. (id:50245)

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