

Cross Property Client Full

3008 ANNALYSSE DRIVE

Orillia, ON L3V 8J5

Simcoe County/Orillia/Westridge

**Residential/Single Family/For Sale
Conditional**

Price: \$689,000



MLS®#:	127616	Bedrooms (AG/BG):	4 (4/0)
List Date:	18-May-2018	Bathrooms (F/H):	4 (3/1)
Type:	Detached	Sqft Below Grade:	1,000
Style:	2 Storey	Sq Ft. Unfinished:	1,000
Sqft Above Grade:	2,730	# Rooms:	14
Sq Ft Finished:	2,730	Recreational:	No
Sq Ft Source:	LBO provided	Year Built/Desc:	2017/Owner
New Construction:	No	Lot Depth:	111.00
Title/Ownership:	Freehold	Lot Size/Acres:	Under .5 Acre/
Fronting On:	North		
Lot Front:	49.00		
Road Access Fee:			
Access:	Municipal road		
Garage Spaces/Type:	2.0/Attached		
Driveway Spaces/Type:	4/Private Double Wide/Asphalt		
Waterfront:	No	WF Exposure:	

Public Remarks: Wonderful executive 4 bedroom/4 bathroom home in Westridge subdivision. Built in 2017 this is a Royal Amber Dreamland custom home model. The main floor is bright, spacious and offers open concept living for the growing family. Kitchen is a centre island plan with granite counter tops and breakfast bar, gas stove, Dutch door fridge and built in dishwasher and micro/range hood. Kitchen is open to the family room which has a gas fireplace and walk out to back yard. The second level, is simply amazing with 4 bedrooms and 3 ensuites privacy is not an issue for family or guests. The second level also has laundry room with pedestal washer and dryer. Lower level is open, fully insulated, rough in for 5th bathroom and just waiting for the new buyer's to finish. This gorgeous house is further enhanced with the backyard backing on to greenspace and the soon to be developed park. This is ideal home, is move in ready. Why build when you can simply move in and enjoy!!

Directions: Hwy 12 N, Left on to West Ridge Blvd., Right onto Stone Ridge Blvd., Right on to Orion, Left on to Annalysse to SOP

Interior Features

Interior Features:	Built-In Appliances, Central Vacuum Roughed-in, Gas Stove(s), R2000, Rough-in Bath, Security System, Sump Pump		
Basement:	Full/Unfinished/	Fireplace:	Natural Gas
Heat Primary/Sec:	Fireplace-Gas, Forced Air-Gas, Hot Water-Gas, Natural Gas/		
HVAC:	Air Conditioner	Foundation:	Concrete Block
Under Contract/Rental Items:	Hot Water Tank	Plumbing Age:	

Exterior Features

Add'l Monthly Fees:	Exposure:	Pool:	None
Exterior Finish:	Brick		
Restrictions:	None		
Services:	Cable, Cell Service, Fibre Optics, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, School Bus Route, Telephone, Underground Wiring		
Topography:	Level, Open space		
Roofing:	Asphalt		
Water/Supply Type:	Municipal/		
Exterior Features:	Porch		
Site Influences:	Backs onto Greenspace, Park, Rec./Community Centre, Schools, Shopping Nearby		
Schools:	ORCHARD PARK PUBLIC NOTRE DAME CATHOLIC OSS PATRICK FOGARTY SECONDARY		

Inclusions/Exclusions

Inclusions:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Built-in Microwave, Garage Door Opener, Window Coverings
Exclusions:	Personal items

Tax Information

Roll#:	435203031402245	Local Improve Fee/Comments /	
Pin#:	585720770	Zoning:	RESIDENTIAL
Assessment \$/Year:	\$506,000/2018	Survey/Year:	No
Legal Description:	LOT 53, PLAN 51M1072, SUBJECT TO AN EASEMENT FOR ENTRY AS IN SC1319515, CITY OF ORILLIA		
		Taxes/Year:	\$5,700/2018
		Survey Type:	

Booms

ROOMS

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Foyer	M	9'1"x12'10"	Tile Floors
Office	M	11'7"x10'	Hardwood floor
Living Room	M	14'4"x15'11"	Fireplace, Hardwood floor
Dining Room	M	12'10"x13'	Hardwood floor
Kitchen	M	20'2"x14'3"	Tile Floors
Master Bedroom	2	23'10"x15'5"	Carpet, Ensuite
Bedroom	2	13'4"x11'	Carpet, Ensuite
Bedroom	2	11'2"x12'8"	Carpet, Ensuite Privilege
Bedroom	2	13'5"x11'	Ensuite Privilege
Ensuite	2	10'1"x13'3"	5+ Piece
Ensuite	2	5'4"x7'11"	4-Piece
Ensuite	2	8'7"x6'1"	4-Piece
Bathroom	M	5'8"x5'6"	2-Piece
Laundry Room	2	9'10"x8'2"	

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M220

Client Full Report

Date Printed: 05/29/2018

Prepared By: JENNIFER STILSON, Broker

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