



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Opportunity Knocks at 506 West Street South, Orillia!

This 1.5-story home is full of potential—perfect for those looking to renovate and make it their own or for investors seeking a fantastic rental property. Conveniently located just moments from shopping, dining, entertainment, and downtown Orillia, this home also offers easy access to picturesque Kitchener Park and the shores of Lake Simcoe.

Inside, you'll find three cozy bedrooms and a full bathroom on the second floor. The main level features a bright kitchen with an adjoining dining area, a welcoming living room, and a versatile additional room—ideal for a home office or extra storage.

The full basement includes a dedicated pantry space and provides excellent potential for additional living space, storage, or a customized renovation.

Outside, the private lot boasts mature trees that create a peaceful retreat in the heart of the city. A long driveway leads to a detached single-car garage, offering ample parking and storage.

Whether you're a savvy investor or a buyer eager for a renovation project, 506 West Street South presents a rare opportunity to add value in a desirable Orillia neighborhood. Don't miss your chance to unlock its full potential!

Property Details

ADDRESS: 506 West St. South, Orillia, Ontario, L3V5H5

TYPE: Single Family Residential

LEGAL DESCRIPTION: LT 6 RCP 1708 ORILLIA; ORILLIA

SQ. FT:	1,098sqft above grade, 549sqft below grade (MPAC).
BEDROOMS:	3 bedrooms on the second level.
BATHS:	3 piece main bath on second level.
LAUNDRY:	None.
BASEMENT:	Full, unfinished with storage room.
AGE:	100+ years (1905)
ELECTRICAL:	100-amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
FLOORS:	Hardwood, carpet, vinyl.
CEILINGS:	Ceiling tiles, wall board.
WINDOWS:	Vinyl, wood.
EXTERIOR:	Aluminum Siding.
INTERIOR:	Wall board, plywood.
PARKING:	Private, paved single wide driveway.
GARAGE:	Detached, single car garage.
LOT SIZE:	50.00' X 264.00' (MPAC)
ZONING:	R2.
TAXES:	\$3208.32 (2024)

ROLL #:	435201011705000
PIN #:	586790049
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	None.
COSTS:	Gas - \$1200/yr Hydro one - \$1000/yr Water/sewer - \$520/yr
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Private mature lot, treed backyard.
INCLUSIONS:	Fridge, stove.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour