

IN TOWN, ORANGEVILLE

Location: Orangeville

Price: $935,000.00

Presented by

John Dunlap,

Broker Of Record

Phone: 647-280-7430

john.dunlap@moffatdunlap.com

Bathrooms : 4

Bedrooms : 4

IN TOWN, ORANGEVILLE

The Grande Dame of Orangeville! Completely updated in-town home on over-sized lot in central Orangeville. Walk to the shops and restaurants on Broadway. Let the 2 bedroom apartment pay for the mortgage! New kitchen, baths, flooring, windows, roof, insulation, fencing, decks, gardens ++. Parking for 6 cars! Main house has 3 bedrooms, 2 baths and a self-contained 2 bedroom apartment. 2 laundries, 2 kitchens. Private 2nd floor deck. A total transformation!

Main Residence

Entry Foyer

- Tile floor
- 4 oversized windows with shutters

Kitchen

- Gas cooktop + oven by Kitchenaid
- Whirlpool stainless steel refrigerator/freezer

- Panasonic microwave oven
- Range hood
- Custom cabinetry + stone counters
- Double stainless steel sink
- Pantry with extensive storage

Family Room

- Kitchen is combined with large family room which opens onto the trellis patio & backyard
- Pot lights
- French doors

Main floor laundry

2-piece powder room

Mudroom with tile floor

Office or Bedroom 3

- Hardwood floors
- 2 windows
- Chair rail & accurate trim work
- Built-in shelving
- 5 over 3 glass door
- Could easily be a den or main floor bedroom

Living Room

- Bow window
- Built-in fireplace

Office #2

- 5 over 3 glass door
- Built-in shelving

Second Floor

Master Bedroom

- Two banks of closets
- Bow window
- Window bench
- Deluxe 5 piece bath with double vanity, soaker tub & oversized shower

Bedroom 2

- Double closet
- South view

4-piece updated bath

Landing

As was the custom with this architectural period, there is an over-sized landing (currently used as a studio) which separates the master bedroom from the west side of the home.

Apartment (west portion of home on 2nd floor)

This well rented neat and tidy apartment has its own entrance and has a wonderful newly created 2nd storey private patio.

Apartment Foyer

- Private entrance
- Tile floor foyer with laundry

Living Room

- Large south facing walk-out to private deck

Bedroom 1

- Double closet
- Broadloom

Bedroom 2

- Closet
- Broadloom
- North view

Kitchen

- Tile floor
- Oven, cook top, refrigerator, double sink

4-piece bath

Other Information:

- Forced air gas heating by Trane
- Air conditioning
- 2 central vac systems
- Keyless entry system to main house
- 2 automatic garage doors
- Flow water softener and filter
- Perennial gardens, mature trees expertly maintained
- Many historic touches maintained including many original restored light fixtures
- Includes: 2 washers, 2 dryers, 2 ovens, 2 refrigerators, all window coverings, all bathroom mirrors, microwave oven, broadloom where laid, all electric light fixtures, fireplace and remote. 2 hot water tanks are rented.
- Rogers high speed internet available
- Boundary survey available (Van Harten Surveying dated 05/20/2014)
- 1.5 car garage