

# \$1,149,000 - 140 Cedar Island Road Unit# 401, Orillia

MLS® #40779399

**\$1,149,000**

2 Bedroom, 3.00 Bathroom, 2,208 sqft

Single Family on 0.00 Acres

East Ward, Orillia, Ontario

2,208 SQ FT PENTHOUSE WITH MASSIVE ROOFTOP TERRACE, PRIVATE BALCONY, 2 PARKING SPOTS, LAKE VIEWS & RARE PRIVATE DOCK SLIP! Here's your chance to own the crown jewel of Elgin Bay Club, a highly sought-after waterfront penthouse with over 2,200 sq ft of light-filled living space and jaw-dropping views of Lake Couchiching. This bright corner unit features an expansive private rooftop terrace with panoramic views of the lake and Orillia skyline, plus a balcony with a glass sliding walkout overlooking the marina, waterfront park, and downtown. Minutes to shops, dining, trails, parks, beaches, and a marina, this prime location is all about lifestyle. The kitchen offers white cabinets with some glass inserts, granite counters, a bold black/white tile backsplash, an updated built-in oven and cooktop, a large pantry and a breakfast nook. The expansive living and dining areas are anchored by a gas fireplace and feature dual furnace systems with separate heat controls. The generous primary bedroom includes a sitting area, a walk-in closet and a 4-piece ensuite with a glass shower, jacuzzi tub and massive vanity. A 4-piece main bath serves the second bedroom. Bonus second-level loft with a walkout offers added living space and flexible use. Newer vinyl flooring is featured throughout most areas, with in-suite laundry and ample storage adding everyday convenience. Two owned parking spaces, one underground and one outdoor, an exclusive



storage locker, make daily living easy.  
Residents enjoy amenities including a party/meeting room, rooftop deck, community BBQ and visitor parking. Enjoy exclusive ownership of one of Elgin Bay Club’s rare private dock slips, as one of the few residences with this privilege, so you can pull up on your boat, store your kayak, and savour waterfront living! Fees include water, parking, building insurance and common elements. Opportunities like this are few and far between - make this rare waterfront penthouse your #HomeToStay before someone else does!  
(id:6289)

Built in 2004

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 40779399      |
| Price          | \$1,149,000   |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,208         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Single Family |
| Sub-Type       | Condominium   |
| Style          | 2 Level       |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 140 Cedar Island Road Unit# 401 |
| Subdivision | East Ward                       |
| City        | Orillia                         |
| Province    | Ontario                         |
| Postal Code | L3V1T1                          |

**Amenities**

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Beach, Marina, Park, Public Transit, Party Room |
| Features  | Balcony, Automatic Garage Door Opener           |

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Underground |
| View           | Lake view   |
| Is Waterfront  | Yes         |
| Waterfront     | Waterfront  |

### Interior

|                 |                                                |
|-----------------|------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Refrigerator, Stove, Washer |
| Heating         | Natural gas Forced air                         |
| Cooling         | Central air conditioning                       |
| Fireplace       | Yes                                            |
| # of Fireplaces | 1                                              |
| # of Stories    | 2                                              |

### Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Other, Stucco   |
| Foundation | Poured Concrete |

### Listing Details

Listing Office RE/MAX Hallmark Peggy Hill Group Realty Brokerage



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