

\$2,775,000 - 759 Broadview Avenue, Orillia

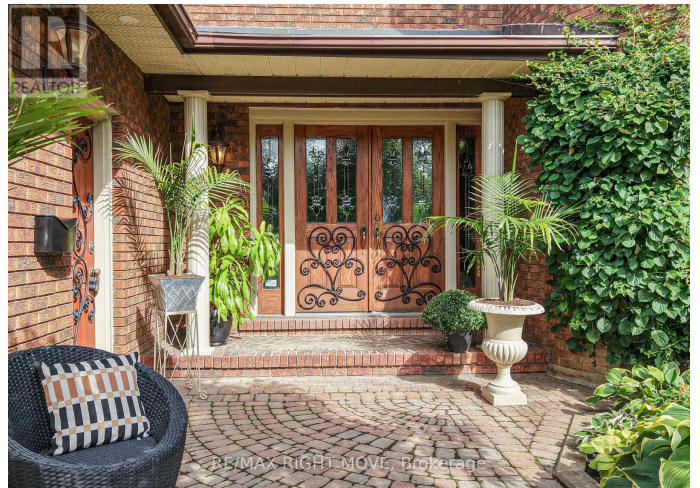
MLS® #S12354920

\$2,775,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

Welcome to this rare exceptional waterfront residence on Couchiching Point. On a quiet cul-de-sac with 40 years of cherished ownership along one of the areas most prestigious streets in Sunshine City Orillia. With easterly views overlooking beautiful Lake Couchiching and access to the renowned Trent-Severn Waterway, this home offers the best of lakeside living. With seamless connections to both Lake Couchiching and Lake Simcoe, this property is a boaters dream. The exterior is equally impressive, featuring stunning meticulously manicured gardens, a inter locked driveway and walkway, and an inviting front entrance that sets the tone for the elegance within. A newly finished patio right at the waters edge perfect for entertaining or relaxing. Enjoy your morning coffee or evening wine in the screened-in sunroom or the hot tub attached to the newly appointed adjoining deck while taking in the sunrise and tranquil lake views. Inside this family-oriented home offers 4+ bedrooms and features a bright eat-in kitchen where family meals come with unobstructed lake views while watching boats glide across the lake and a finished basement with guest suite or den, this home is designed for family gatherings. . The residence blends luxury finishes with warmth and comfort, making it ideal for both family life and entertaining. This is more than just a home its a lifestyle. The lifestyle extends beyond the home with easy access to the Lightfoot Trail for walking or biking, family-oriented



surroundings, and endless opportunities for waterfront enjoyment. Whether entertaining, relaxing, or exploring the waterways, this home is designed to impress. Perfect for families seeking a balance of relaxation and recreation, or for those desiring a luxury waterfront retreat with endless potential.

(id:6289)

Essential Information

Listing #	S12354920
Price	\$2,775,000
Bedrooms	5
Bathrooms	4.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	759 Broadview Avenue
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V6P1

Amenities

Amenities	Marina, Public Transit, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac, Irregular lot size, Flat site
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Garage door opener remote(s), Central Vacuum, Water meter,
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Dishwasher, Dryer, Stove, Washer, Water softener, Window Coverings,
Wine Fridge, Refrigerator

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	61.8 x 198.4 FT ; lot size irregular under 1/2 acre
Foundation	Block

Listing Details

Listing Office RE/MAX RIGHT MOVE



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