

\$1,450,000 - 45 Ivy Lane, Orillia

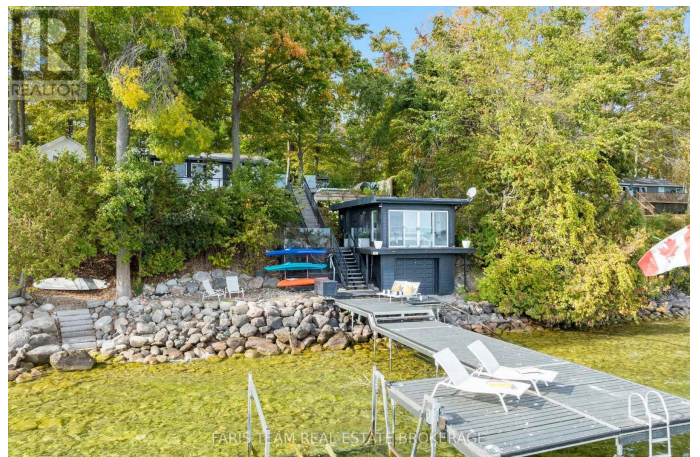
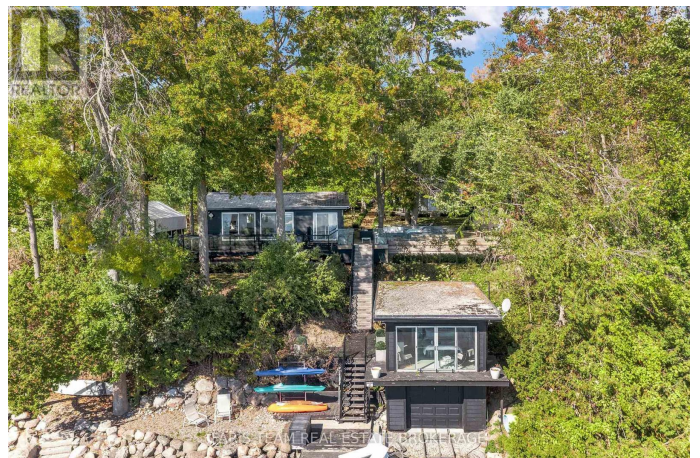
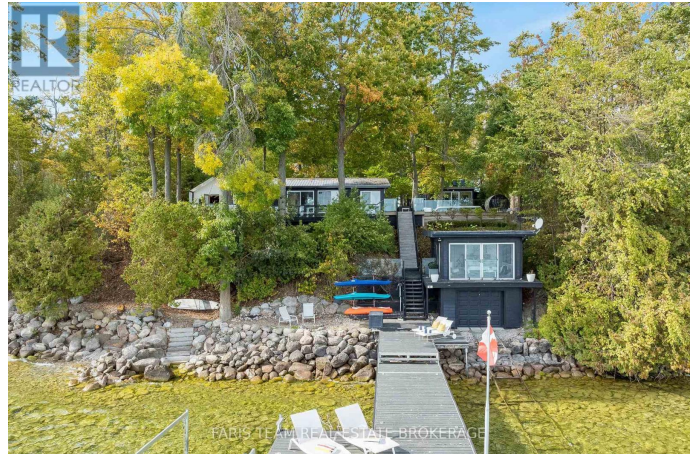
MLS® #S12446597

\$1,450,000

5 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

Top 5 Reasons You Will Love This Home: 1) Discover this extraordinary 1.2-acre compound on Grape Island, offering 233' of pristine waterfront on Lake Simcoe and being sold fully furnished so you can step right into island living 2) Every detail has been thoughtfully renovated and modernized, with five unique sleeping zones providing comfortable accommodations for up to 12 guests 3) The shoreline has been completely transformed, showcasing a walk-in beachfront, retractable dock, and a boathouse that even includes its own private primary suite 4) The property has been cleared, flattened, and landscaped with an irrigation system, creating a perfect canvas for future additions or personalized amenities 5) From a rooftop deck and yoga room to a swim spa, outdoor showers, an outdoor bed, and expansive composite and Malaysian hardwood decks, this one-of-a-kind retreat truly has it all. 1,859 fin.sq.ft. *Please note some images have been virtually staged to show the potential of the home. (id:6289)



Essential Information

Listing #	S12446597
Price	\$1,450,000
Bedrooms	5
Bathrooms	5.00
Half Baths	3
Acres	0.00

Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	45 Ivy Lane
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V6H1

Amenities

Amenities	Beach, Fireplace(s)
Features	Irregular lot size
Parking	No Garage
View	Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Furniture, Sauna, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Radiant heat
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Exterior

Exterior	Wood
Lot Description	200.1 x 243.3 FT 1/2 - 1.99 acres
Foundation	Concrete

Listing Details

Listing Office	FARIS TEAM REAL ESTATE BROKERAGE
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Listing information last updated on October 14th, 2025 at 12:16pm EDT