

# \$2,599,900 - 201 Cedar Island Road, Orillia

MLS® #40711357

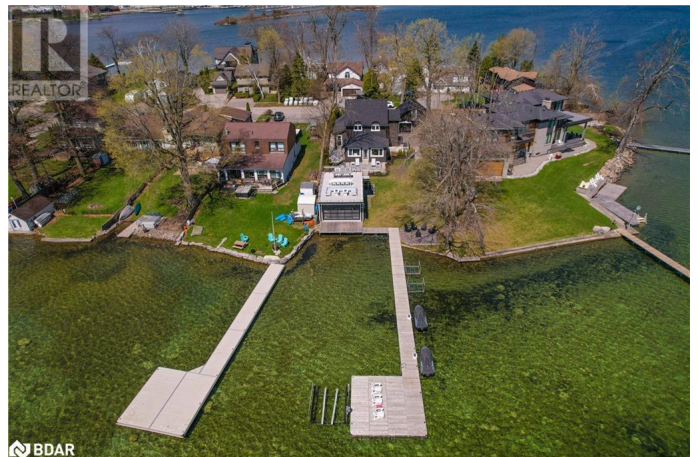
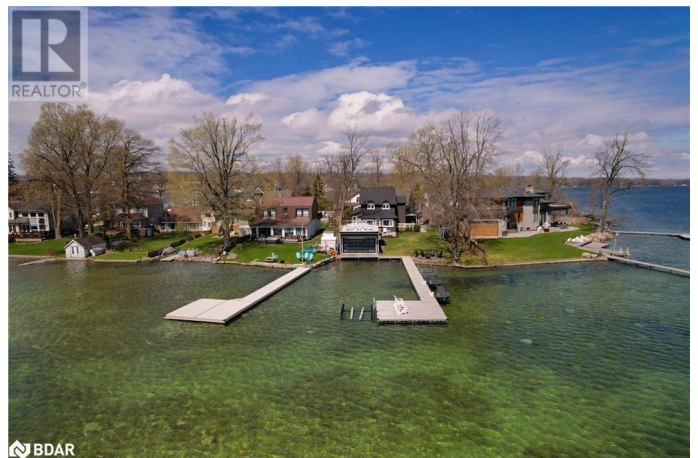
**\$2,599,900**

3 Bedroom, 4.00 Bathroom, 2,383 sqft

Single Family on 0.82 Acres

East Ward, Orillia, Ontario

Tucked along a quiet bay on Lake Couchiching, this stunning waterfront cottage— or year-round home— offers the peaceful lifestyle you've been dreaming of. Just minutes from downtown Orillia, this property has everything you need for fun, rest, and making lasting memories. Fully renovated in 2019, the home is bright, open, and full of charm. With 3 bedrooms and 4 bathrooms, there's space for family and friends to stay and play. The large windows bring in natural light and give you clear views of the water from many rooms. It's cozy in the winter and a dream in the summer. Step outside and you'll find what really makes this place special—a boathouse like no other. Sitting right on the water's edge, this space has two glass garage doors that open to let the breeze in, plus a sliding patio door. It's perfect for movie nights, games, or just relaxing by the lake. Head up the stairs and discover the incredible rooftop patio with glass railings, an outdoor kitchen with BBQ, cozy firetables, and comfy seating for all. Whether you're hosting friends or enjoying a quiet evening, it's the place to be. The lot is wide, flat, and grassy— great for kids, pets, and outdoor games. There's a waterside fire pit, a long dock for boats and swimming, and even a two-car garage with extra space above for a future bunkie, studio, or gym. Cottage charm. City access. Four-season fun. This is your chance to own something truly special on the lake. (id:6289)



Built in 1910

## Essential Information

Listing #	40711357
Price	\$2,599,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,383
Acres	0.82
Year Built	1910
Type	Single Family
Sub-Type	Freehold
Style	2 Level

## Community Information

Address	201 Cedar Island Road
Subdivision	East Ward
City	Orillia
Province	Ontario
Postal Code	L3V1T2

## Amenities

Amenities	Beach, Hospital, Marina, Park, Shopping
Features	Cul-de-sac, Paved driveway, Automatic Garage Door Opener
Parking Spaces	5
Parking	Detached Garage
# of Garages	1
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings, Garage door opener
Heating	Natural gas Radiant heat
Cooling	Wall unit
# of Stories	2
Has Basement	Yes

**Exterior**

Exterior	Stucco
Exterior Features	Lawn sprinkler, Landscaped
Foundation	Block

**Listing Details**

Listing Office            Engel & Volkers Barrie Brokerage



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