

# \$1,150,000 - 48 Wyn Wood Lane, Orillia

MLS® #S12333885

**\$1,150,000**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

Welcome to Premium Water-view Living at Its Best! This stunning, newly built 3-storey townhome is situated in the exclusive Orillia Fresh community, offering unparalleled views along the serene shores of Lake Couchiching. With over 2,000 sq. ft. of luxurious, maintenance-free living, this is one of the larger units in the neighbourhood boasting panoramic water views from every level, including a spacious private rooftop terrace perfect for entertaining or unwinding while soaking in breathtaking sunsets over the lake. Every inch of this home has been designed to enhance its waterfront beauty. The open-concept main floor features soaring ceilings, oversized windows, and sun-filled living spaces that bring the stunning lake views right into your home. The chefs kitchen is equipped with sleek quartz countertops, premium stainless steel appliances, and a walk-out balcony ideal for enjoying your morning coffee with the lake as your backdrop. The upper-level primary suite is a true sanctuary, complete with a spa-inspired ensuite and its own private balcony overlooking the sparkling shoreline. Two additional spacious bedrooms and 2.5 beautifully designed bathrooms offer comfort and privacy for family and guests. The versatile ground-level bonus room is perfect for a home office, rec room, or guest suite. Additional features include a 1-car driveway, energy-efficient HVAC, and luxurious vinyl plank flooring throughout. Step



outside and enjoy waterfront trails, a residents-only clubhouse, parks, and easy access to downtown Orillias boutique shops, dining, and the historic Opera House. You'll have a front-row seat to the Canada Day fireworks and year-round events, all just steps from your door. This is more than just a home; it's the lifestyle you deserve. Book your private tour today! (id:6289)

**Essential Information**

Listing #	S12333885
Price	\$1,150,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	48 Wyn Wood Lane
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V8P7

**Amenities**

Amenities	Schools, Beach
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2
View	View

**Interior**

Appliances	Dishwasher, Stove, Refrigerator
Heating	Natural gas Forced air
Fireplace	Yes

# of Stories 3

## Exterior

Exterior Brick, Steel  
Lot Description 20 x 64.6 FT  
Foundation Poured Concrete

## Listing Details

Listing Office EXP REALTY



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