

\$1,499,900 - 29 - 5 Invermara Court, Orillia

MLS® #S12352260

\$1,499,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

Rarely offered and impeccably upgraded, this stunning waterfront home is nestled in the exclusive gated community of Sophie's Landing, offering unparalleled views of Lake Simcoe from nearly every room. Thoughtfully expanded with a custom addition, this home boasts enhanced living space on both the main and lower levels, creating a seamless, open-concept layout perfect for entertaining and everyday comfort. The elegant cobblestone driveway leads to a rare 3-car parking space, an uncommon luxury in this coveted enclave. Step inside to discover engineered hardwood flooring throughout, soaring vaulted ceilings, and bright open-concept living spaces designed to impress. The formal dining room and inviting living area, complete with a cozy gas fireplace and custom built-in cabinetry, provide the perfect setting for family gatherings or quiet evenings at home. The chef's kitchen is a true showstopper, featuring a massive island, instant boiling water faucet, garburator, and top-tier appliances. The main floor includes a beautifully appointed bedroom with a walk-in closet and convenient semi-ensuite access. Upstairs, retreat to your private primary suite featuring a generous walk-in closet, a luxurious 4-piece ensuite, and a dedicated office area. The fully finished walkout basement is flooded with natural light from oversized windows and includes two additional bedrooms, a stylish 4-piece bathroom with steam shower, and a spacious rec room with



gas fireplace. Outdoor living is just as impressive, with a brand-new deck, a covered lower veranda, freshly painted exterior, and landscaped private yard. Additional highlights include a large cold storage area, and a new furnace/heat pump and AC. Located just steps from scenic Tudhope Park and tranquil walking trails, and minutes to downtown Orillia's vibrant shops, restaurants, and beaches. Amenities Include: Saltwater Pool, Private Sandy Beach, Exclusive Boat Launch & Dock, Clubhouse, Visitor Parking. (id:6289)

Essential Information

Listing #	S12352260
Price	\$1,499,900
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	29 - 5 Invermara Court
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V8B4

Amenities

Amenities	Beach, Park, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Irregular lot size, Flat site
Parking Spaces	4
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Garburator, Range, Oven - Built-In, Garage door opener remote(s)
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood, Stone
Exterior Features	Landscaped
Lot Description	37.3 x 118.5 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office SUTTON GROUP INCENTIVE REALTY INC.



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