\$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 # \$12354920 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,

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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