

\$2,149,900 - 668 Broadview Avenue, Orillia

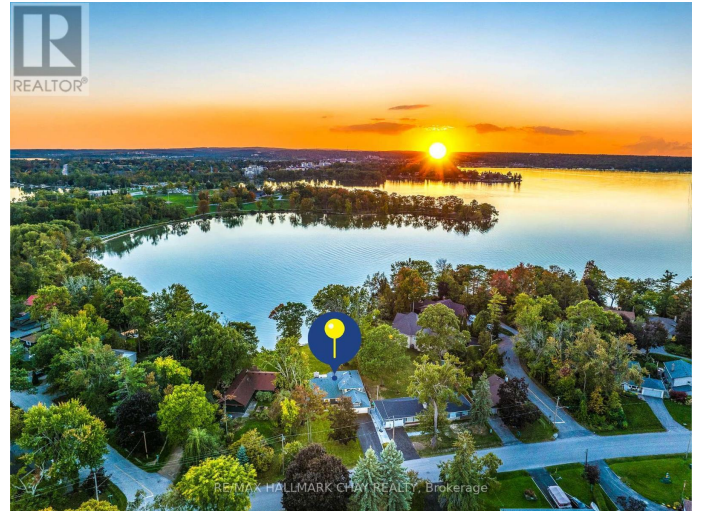
MLS® #S12447710

\$2,149,900

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

Waterfront Estate Living at Its Finest! Rarely Offered West-Facing Lakefront in Coveted Couchiching Point! This remarkable 0.43-acre estate lot captures the very essence of waterfront luxury mature trees framing the horizon, a crystal-clear sandy shoreline, and panoramic sunsets that paint the lake in gold each evening. From your private dock, cruise seamlessly through Lake Couchiching into Lake Simcoe or Georgian Bay the ultimate in four-season waterfront living. Completely re-imagined by Brennan Construction, this professionally renovated masterpiece offers over 2,600 sq. ft. of refined space where craftsmanship meets modern elegance. Vaulted ceilings, expansive windows, and an open-flowing layout immerse every room in natural light and lake views. The chefs kitchen showcases imported Cambria quartz, bespoke cabinetry, and premium appliances, flowing into a dining area with built-in serving cabinetry and a Napoleon gas fireplace. The sky-lit loft overlooks the lake, while the great room centres around a stunning stone fireplace. The primary suite is a true retreat with vaulted ceilings, a spa-inspired ensuite with heated floors, and a walk-in closet. A main-floor guest suite offers flexibility, complemented by a designer laundry with custom cabinetry and Dekton countertops. Outdoors, the manicured grounds feature new landscaping, a stone terrace, fire pit, and irrigation system ideal for family gatherings, children at play, or quiet moments by the water. Steps to Lightfoot Trail,



Tudhope Park, marinas, and downtown Orillia, this location blends tranquility with urban convenience. With upgraded systems, triple-pane windows, security, and a heated garage, every detail ensures turn-key, worry-free living. This is more than a home its a statement in luxury waterfront lifestyle, a rare opportunity where every sunset reminds you why homes like this are truly one-of-a-kind!
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Essential Information

Listing #	S12447710
Price	\$2,149,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	668 Broadview Avenue
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V6P2

Amenities

Amenities	Golf Nearby, Park, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Irregular lot size, Lighting, Carpet Free
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Appliances	Garage door opener remote(s), Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Wood
Exterior Features	Lawn sprinkler
Lot Description	75.5 x 240.9 FT
Foundation	Concrete

Listing Details

Listing Office RE/MAX HALLMARK CHAY REALTY



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