

# \$2,495,000 - 201 CEDAR ISLAND Road

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## Listing ID: 40075787

**\$2,495,000**

3 Bedrooms, 4 Bathrooms Single Family

201 CEDAR ISLAND Road, Orillia,  
Ontario, L3V1T2

Enjoy waterfront living at its finest in the City of Orillia, with 75 ft on Lake Couchiching on an exclusive in-town island enclave, within walking distance to downtown, shopping, walking trails, restaurants, and more. This completely renovated 3 bedrooms, 3.5 bath home has everything you will need to enjoy living year-round in total luxury with large eat-in kitchen & breakfast bar, separate living and dining rooms, gorgeous hardwood floors on main floor, Gas Fireplace, plenty of windows with natural light, main floor laundry, separate mudroom with slate flooring, and walk out to unistone patio area complete with hot tub. Summers have never looked so extravagant with the spacious winterized dry boathouse overlooking the lake with rooftop terrace, luxury outdoor kitchen area, Napoleon BBQ, frameless glass railing for unobstructed views of Pumpkin Bay and Champlain Yacht Club. Park the boats and water toys at the dock, sit on the Muskoka chairs and watch the sailboat races every Wednesday night!! No detail has been left spared on this gorgeous landscaped property, complete with detached double car garage with 600 sq ft. loft, unistone patios and walkways throughout property, private triple car driveway for guests. Furnishings negotiable.

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Turn key and move in ready! Truly a unique waterfront home conveniently located in a family-friendly, safe neighbourhood!!  
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