

16 MAPLE Drive, Orillia, Ontario L3V 3W2

Client Full
Active / Residential

16 MAPLE Dr Orillia

MLS® #: 40449726
Price: \$3,999,000



Simcoe County/Orillia/North Ward 2 Storey/House

Water Body: **Lake Couchiching**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	2	1
Second	3	2	

Beds (AG+BG): **4 (4 + 0)**
Baths (F+H): **4 (2 + 2)**
SF Fin Total: **5,184**
AG Fin SF Range: **4001 to 5000**
AG Fin SF: **4,524/Plans**
BG Fin SF: **660/Assessor**
Tot Unfin SF: **640**
DOM/CDOM: **0/34**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$20,431.86/2022**

Remarks/Directions

Public Rmks: **Welcome to 16 Maple Drive, a distinguished Lake Couchiching waterfront home. This luxurious residence has been designed with superb attention to quality, detail, and luxury living. A full renovation in 2015 created additions to the kitchen and family room, providing an updated, spacious and functional living area including floor to ceiling waterfront view windows to suite today's lifestyle and ensuring modern elegance throughout. The skillfully crafted gourmet kitchen features quartz countertops, Sub-Zero fridge and Miele appliances: two dishwashers, oven, speed oven, warming drawer, range hood, and a 6-burner gas cooktop with faucet. Upstairs, the primary bedroom provides the ultimate place to unwind and rejuvenate, with breathtaking lake views. A custom, walk-in closet with an island including locking drawers, ensures ample storage for clothing and valuables. The ensuite bathroom features a Neptune freestanding, jetted tub for ultimate relaxation, surrounded by custom cabinetry, quartz countertops, and heated porcelain tile flooring. Included are three fireplaces, two of which are gas, with a wood fireplace in the formal living room, complemented with built-in cabinetry. Additionally, the house features a 500-bottle wine cellar, perfect for wine enthusiasts. To enhance your relaxation and enjoyment, this exquisite home offers a Bullfrog "STIL" spa and an outdoor kitchen with a built-in Weber grill and side burner, surrounded within solid stone patios. The outdoor bar fridge and granite counters complete this exceptional outdoor space. In addition to the main house, this property includes a dry boathouse with a marine rail system. This grandfathered boathouse features a year-round one bedroom, one bathroom home with a kitchen, a 3-pc bathroom, front deck, as a cozy space for family or guests to enjoy the waterfront experience. 16 Maple Drive offers a truly exceptional living experience with its impeccable design, quality finishes, and luxurious amenities.**

Directions: **Fittons Rd. to Maple Drive**

Common Elements

Waterfront

Features: **Trent System**
Dock Features: **Marine Rail**
Dock Type: **Private Docking**
Shoreline:
Shore Rd Allow: **Not Owned**
Channel Name:
Boat House: **Boat House, With Accommodation Above, Dry Boathouse - Single**
Frontage: **100.00**
Exposure: **East**
Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Boathouse	1	1	1	Yes

Exterior

Exterior Feat: **Built-In BBQ, Deck(s), Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio(s), Recreational Area**
Construct. Material: **Brick, Stone, Stucco (Plaster)**
Shingles Replaced: **2014**
Year/Desc/Source: **//**
Property Access: **Boat Access, Municipal Road, Paved Road**
Garage & Parking: **Attached Garage//Private Drive Double Wide//Circular Driveway**
Parking Spaces:
Water Source: **Municipal-Metered**
Lot Size Area/Units: **/**
Lot Front (Ft): **100.00**
Location: **Urban**
Area Influences: **Arts Centre, Beach, Downtown, Golf, Hospital, Lake Access, Library, Major Highway, Marina, Park, Place of Worship, Playground Nearby, Public Transit, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Trails**
View: **Lake**
Topography: **Level**
School District: **Simcoe County District School Board, Simcoe Muskoka Catholic District School Board**
Roof: **Flat, Shake, Other**
Prop Attached: **Detached**
Apx Age: **31-50 Years**
Rd Acc Fee:
Garage Spaces: **2.0**
Sewer: **Sewer (Municipal)**
Acres Rent:
Lot Shape: **Rectangular**
Land Lse Fee:
Retire Com:
Fronting On:

Interior

Interior Feat: **Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Ceiling Fans, Central Vacuum, Countertop Range, Guest Accommodations, Hot Tub, Oven Built-in, Skylight, Sump Pump, Water Treatment, Wet Bar, Work Bench, Workshop**

Basement: **Partial Basement** Basement Fin: **Partially Finished**

Basement Feat: **Separate Entrance**

Laundry Feat: **Main Level**

Cooling: **Central Air, Wall Unit**

Heating: **Forced Air, In-Floor**

Fireplace: **3/Family Room, Living Room, Natural Gas, Rec Room, Wood**

Under Contract: **HWT-Gas** FP Stove Op: Contract Cost/Mo:

Inclusions: **Built-in Microwave, Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Hot Tub, Microwave, Range Hood, Refrigerator, Washer, Wine Cooler**

Furnace Age: **2012** Tank Age: UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:

Legal Desc: **LT 8 PL 870 SOUTH ORILLIA; ORILLIA**

Zoning: **R1** Survey: **None/**

Assess Val/Year: **\$1,436,000/2022** Hold Over Days:

PIN: **586200232** Occupant Type: **Owner**

ROLL: **435204041607700**

Possession/Date: **30 - 59 Days/** Deposit: **200000.00**

Brokerage Information

List Date: **07/06/2023**

List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port !](#)

Source Board: The Lakelands Association of REALTORS®

Prepared By: Sarah Shields, Employee

Date Prepared: 07/06/2023

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	16' 2" X 14' 4"	4.93 X 4.37	
Dining Room	Main	12' 6" X 15' 10"	3.81 X 4.83	Bay window
Kitchen	Main	13' 11" X 20' 6"	4.24 X 6.25	
Dinette	Main	17' 8" X 9' 1"	5.38 X 2.77	Walkout to Balcony/Deck
Family Room	Main	16' 4" X 25' 11"	4.98 X 7.90	Walkout to Balcony/Deck
Living Room	Main	15' 3" X 26' 0"	4.65 X 7.92	
Recreation Room	Main	18' 10" X 26' 0"	5.74 X 7.92	
Bedroom	Main	19' 9" X 10' 9"	6.02 X 3.28	
Bathroom	Main	4' 11" X 4' 0"	1.50 X 1.22	2-Piece
Laundry	Main	12' 4" X 13' 0"	3.76 X 3.96	
Bathroom	Main	4' 9" X 4' 1"	1.45 X 1.24	2-Piece
Bedroom Primary	Second	14' 9" X 15' 1"	4.50 X 4.60	
Primary Ensuite	Second	16' 4" X 13' 7"	4.98 X 4.14	5+ Piece
Bathroom				
Other	Second	12' 0" X 15' 1"	3.66 X 4.60	
Bedroom	Second	12' 9" X 12' 10"	3.89 X 3.91	
Bedroom	Second	12' 9" X 12' 9"	3.89 X 3.89	
Bathroom	Second	11' 0" X 5' 3"	3.35 X 1.60	3-Piece
Wine Cellar	Basement	9' 10" X 5' 8"	3.00 X 1.73	
Desc: 500 Bottle storage				
Gym	Basement	38' 10" X 23' 1"	11.84 X 7.04	
Utility Room	Basement	16' 6" X 14' 10"	5.03 X 4.52	
Storage	Basement	38' 10" X 10' 5"	11.84 X 3.17	

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