

# 330 BAY Street, Orillia, Ontario L3V 3X4

Client Full  
**Active / Residential**

**330 BAY St Orillia**

Listing ID: 40608811

Price: **\$3,125,000**



## Simcoe County/Orillia/North Ward

**2 Storey/House**



Water Body: **Lake Couchiching**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main		1	1
Second	5	2	

Beds (AG+BG): **5 (5 + 0)**  
 Baths (F+H): **3 (2 + 1)**  
 SF Fin Total: **2,504**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,821/LBO provided**  
 BG Fin SF: **683/LBO provided**  
 DOM: **5**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$13,683.00/2023**

Next OH: **Broker: Thu Jul 4, 11:00AM-2:00PM**

**Remarks/Directions**

**Public Rmks:** This unique waterfront property on the shores of Lake Couchiching in Orillia, Ontario, invites those who appreciate the tranquility of nature combined with the convenience of city living, to take a tour and envision the waterfront life you've always dreamed of. Paying homage to the architectural styles of the 70s, the house features a spacious step-down living room with a large bay window welcoming natural light and stunning views of the manicured lawns and mature trees. The cozy family room, complete with a walkout to the flagstone patio, is perfect for casual entertaining or relaxation. Enjoy meal prep in the spacious, eat-in kitchen which offers plenty of cupboard storage, a pantry, and delightful waterfront views. Coupled with the adjoining dining room, meals become a luxury experience while taking in the beauty of the lake and lounging on the walkout deck. Upstairs, are four well-appointed bedrooms plus a bonus room that may serve as an office, walk-in closet, or a fifth bedroom. The primary bedroom includes an ensuite bathroom and there is a full bathroom with double sinks for the convenience of the remaining bedrooms. Downstairs, the finished basement offers expanded living space with a large recreation room featuring a wet bar and walkout, a workshop/storage room and a utility room. The gentle slope from the house to the shoreline guides everyone to the easy access waters and countless activities the private, 99 feet of waterfront invites you to enjoy with family and friends. Throughout this .7 acre property, there is ample space to revel in a variety of outdoor endeavours, with the opportunity to expand on the residence - or create a secondary/garden suite. A short walk takes you to Couchiching Park, the Port of Orillia, and all the shopping, restaurants, and cultural attractions the vibrant city of Orillia has to offer. Enjoy peaceful, longer walks or bike rides on the Lightfoot Trail, and discover the beauty and diversity of Simcoe County.

Directions: **North St. E. to left on Bay St.**  
 Cross St: **North St. E.**

### Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Unobstructed Water View**  
 Waterfront Features: **Trent System**  
 Dock Type: **None** Boat House:  
 Shoreline: **Clean, Deep, Rocky, Sandy, Shallow** Frontage: **99.26**  
 Shore Rd Allow: **None** Exposure: **East**  
 Channel Name: Island Y/N: **No**

### Exterior

Exterior Feat: **Balcony, Built-In BBQ, Deck(s), Fishing, Landscaped, Patio(s), Porch, Recreational Area**  
 Construct. Material: **Solid Brick, Shingle, Stone** Roof: **Asphalt Shingle**  
 Shingles Replaced: Foundation: **Block** Prop Attached: **Detached**  
 Year/Desc/Source: **1969//Assessor** Apx Age: **51-99 Years**  
 Property Access: **Public Road** Rd Acc Fee:  
 Garage & Parking: **Detached Garage//Carpport Parking, Private Drive Double Wide, RV / Truck Parking//Interlock**  
 Parking Spaces: **16** Driveway Spaces: **12.0** Garage Spaces: **2.0**  
 Services: **Cable, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights**  
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**  
 Lot Size Area/Units: **26,231.620/Square Feet** Acres Range: **0.50-1.99** Acres Rent:  
 Lot Front (Ft): **99.26** Lot Depth (Ft): **272.00** Lot Shape: **Irregular**  
 Location: **Urban** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Access to Water, Ample Parking, Arts Centre, Beach, Business Centre, Downtown, Golf, Greenbelt/Conservation, Highway Access, Hospital, Lake/Pond, Library, Marina, Park, Place of Worship, Playground Nearby, Public Transit, Rec./Community Centre, Schools, Shopping Nearby, Trails Garden, Lake** Retire Com:  
 View: **Dry, Level, Sloping, Wooded/Treed** Fronting On: **West**  
 Topography: **Unknown** Exposure: **East**  
 Restrictions: **Simcoe County District School Board, Simcoe Muskoka Catholic District School Board**  
 School District: **Orillia SS/ Patrick Fogarty**  
 High School: **Couchiching Heights/ Monsignor Lee/ Samuel-De-Champlain**  
 Elementary School:

### Interior

Interior Feat: **In-law Capability, Water Heater Owned, Wet Bar, Work Bench**

Basement: **Full Basement**                      Basement Fin: **Fully Finished**  
Basement Feat: **Walk-Out**  
Laundry Feat: **Upper Level**  
Cooling: **Central Air**  
Heating: **Gas, Gas Hot Water**  
Fireplace: **2/Living Room, Other**  
Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

FP Stove Op:

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**Property Information**

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Common Elem Fee: <b>No</b>	Local Improvements Fee:
Legal Desc: <b>PT LT A E/S BAY ST PL 456 SOUTH ORILLIA AS IN RO673113; S/T RO322235; ORILLIA</b>	Survey: <b>None/</b>
Zoning: <b>R1</b>	Hold Over Days:
Assess Val/Year: <b>\$940,000/2024</b>	Occupant Type: <b>Owner</b>
PIN: <b>586620040</b>	Deposit: <b>1500000.00</b>
ROLL: <b>435204040834200</b>	
Possession/Date: <b>Immediate/</b>	

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**Brokerage Information**

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List Date: **06/27/2024**  
List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port !](#)  


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Source Board: The Lakelands Association of REALTORS®  
Prepared By: Doug Reid, Salesperson  
Date Prepared: 07/02/2024

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