

Property Feature Sheet

Custom-Built Waterfront Estate | 153 Creighton St. S, Orillia, ON



Overview

- Over **6,000+ sq ft** of custom-designed living space
 - **4 spacious bedrooms + dedicated office**
 - **5 luxurious bathrooms** with custom built-ins and **porcelain flooring**
 - Set on **1.2 acres** of manicured, professionally landscaped grounds
 - **107 feet of prime Western waterfront exposure**
 - Located in one of Orillia's most **prestigious, private neighbourhoods**
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Construction & Craftsmanship

- Built by **West Brennen Construction** — **award-winning**, 35+ years in Orillia
 - Timeless design inspired by **century homes** with modern structure and systems
 - **Solid walnut 8' doors** and **walnut flooring** throughout the main and lower levels
 - **Plaster ceiling rounds** and **imported tin ceiling detailing**
 - **Quartzite natural stone, granite, and leathered granite surfaces**
 - **ICF foundation** for superior energy efficiency and durability
 - **Master bathroom featured in *House & Home Magazine***
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Systems & Utilities

- **400-amp electrical service**
- **30KW Generac generator**
- **Circulating hot water tank**
- **UV filtration system, water softener**, and built-in water purification
- **Smart home system** controlling lighting, irrigation, and security
- **Smart-controlled inground irrigation system**

Interior Features

- Custom **media and games room**
 - **English-style pub** with cherry wood, granite counters, and marble floors
 - **9.5 ft ceilings** in the walk-out lower level
 - Thoughtful storage solutions throughout
 - All bathrooms feature **built-in cabinetry** and premium finishes
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Garage & Storage

- **Heated garage** with **4 parking spots** and **Rhino-coated floors**
 - **Custom storage systems** included
 - **Massive built-in fridge/freezer**
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Outdoor Living

- **Walk-out lower level** is designed to flow seamlessly into the outdoor space
 - **Professional landscaping** with a waterfall feature and stonework
 - **Outdoor kitchen** with built-in BBQ, burner, sink, fridge, and garbage drawer
 - **Hot tub-ready gazebo** - best reading nook in Town!
 - **Park-style lighting** throughout the property
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Boathouse & Waterfront

- **Large dry boathouse** with finished **living space above**
 - Equipped with **two marine railways**
 - **Deep** water access
 - Accommodates **28' boat & 2 seadoos**
 - **2 - 40' docks** with one easy **walk-in ladder**
 - Exceptional long-term functionality for boating, guests, or a lakeside office etc.
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💬 Why This Home Stands Out

This home offers the best of both worlds — **timeless character and leading-edge technology**, located in one of the most **sought-after neighbourhoods** in Orillia. From its **custom finishes** and **premium mechanical systems** to its **waterfront lifestyle features**, including a spectacular and unique boathouse, this property is **priced to reflect its quality** — and offers lasting value for those who understand the difference.



Tara Doyle

Senior Vice President - Sales
Sales Representative and Team Lead
706.644.1741
tdoyle@sothebysrealty.ca



Amanda Briggs

Sales Representative
416.558.9531
amanda.briggs@sothebysrealty.ca