

Some homes are built. Others are crafted.

Some homes are built to stand out. Others are built to stand the test of time. This exceptional property exudes both — effortlessly.

Rooted in the character of old-world craftsmanship and finished with the precision of modern engineering, this custom-built estate is a rare blend of substance, style, and intention. Created by **West Brennen Construction** — an **award-winning builder** with over **35 years** of excellence in Orillia — this home draws on the quiet sophistication of century-old design, while fully embracing the demands of modern life.

From the moment you enter, it's clear this is no ordinary home. The interior is anchored by **solid walnut 8-foot doors**, custom millwork, and **hand-laid walnut flooring** that runs seamlessly throughout the **main and lower levels**. Overhead, **plaster ceiling rounds** and **imported tin detailing** reflect a deep respect for classic architectural elements. The home offers **five luxurious bathrooms**, each featuring elegant **porcelain flooring** and custom built-ins that elevate everyday routines. Notably, the **primary bathroom was featured in *House & Home* magazine**, a testament to its exceptional design and craftsmanship.

Spanning over **6,000 square feet**, the home includes **four bedrooms**, a private **home office**, and a thoughtfully designed **walk-out lower level** that brings the outdoors in. With **9.5-foot ceilings**, a full **media and games room**, and an **English-style pub** crafted from **cherry wood**, **granite counters**, and **marble floors**, the lower level is equal parts retreat and entertainment hub.

Though steeped in traditional design, this home is powered by modern convenience. It features **smart home technology**, **400-amp service**, a **30kW Generac generator**, and sits on a durable **ICF foundation**. Utilities like a **circulating hot water system**, **UV filtration**, a **water softener**, and **smart-controlled irrigation** ensure smooth, efficient living throughout the seasons.

Set on **1.2 acres of manicured land** with **107 feet of Western-facing exposure**, the outdoor space is as purposeful as the interior. Professional landscaping featuring a full **irrigation system**, **park-style lighting**, and a fully equipped **outdoor kitchen** with **leathered granite**, BBQ, burner, grey water sink, fridge, and garbage drawer make the property ideal for both quiet moments and social gatherings.

A **large dry boathouse** at the water's edge adds another layer of function — with **two marine railways** and **finished living space above**, it offers true flexibility for extended guests, recreation, or lakeside work and relaxation.

Located in one of Orillia's most prestigious neighbourhoods, this property benefits from a tranquil setting, privacy, and proximity to top amenities, making it an ideal choice for discerning buyers seeking quality and lifestyle.

This home represents exceptional value in today's market — a rare combination of **timeless craftsmanship, modern technology, and expansive, functional living space**. Every element, from the **award-winning builder's expertise** to the **carefully selected materials like solid walnut and natural quartzite**, reflects a commitment to quality that few homes can match.

This is not simply a house; it's a long-term investment in a distinctive home where every detail works together to enhance daily living — a place built to deliver **durability, style, and enjoyment** for decades to come.

Solid. Sophisticated. Built to last.



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