

313-140

Cedar Island Road

Orillia, ON





INTRODUCING

313-140 Cedar Island Road
ORILLIA, ON

Welcome to The Elgin Bay Club, a sought-after waterfront condominium community, just steps from downtown Orillia's shops, restaurants, waterfront trails, and amenities.



2 BEDS



2 BATHS



1100 SQ FT

APPROX. FINISHED

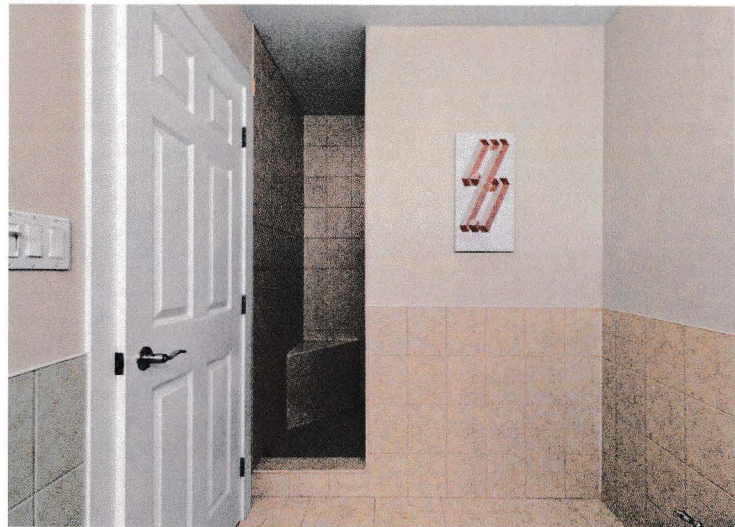
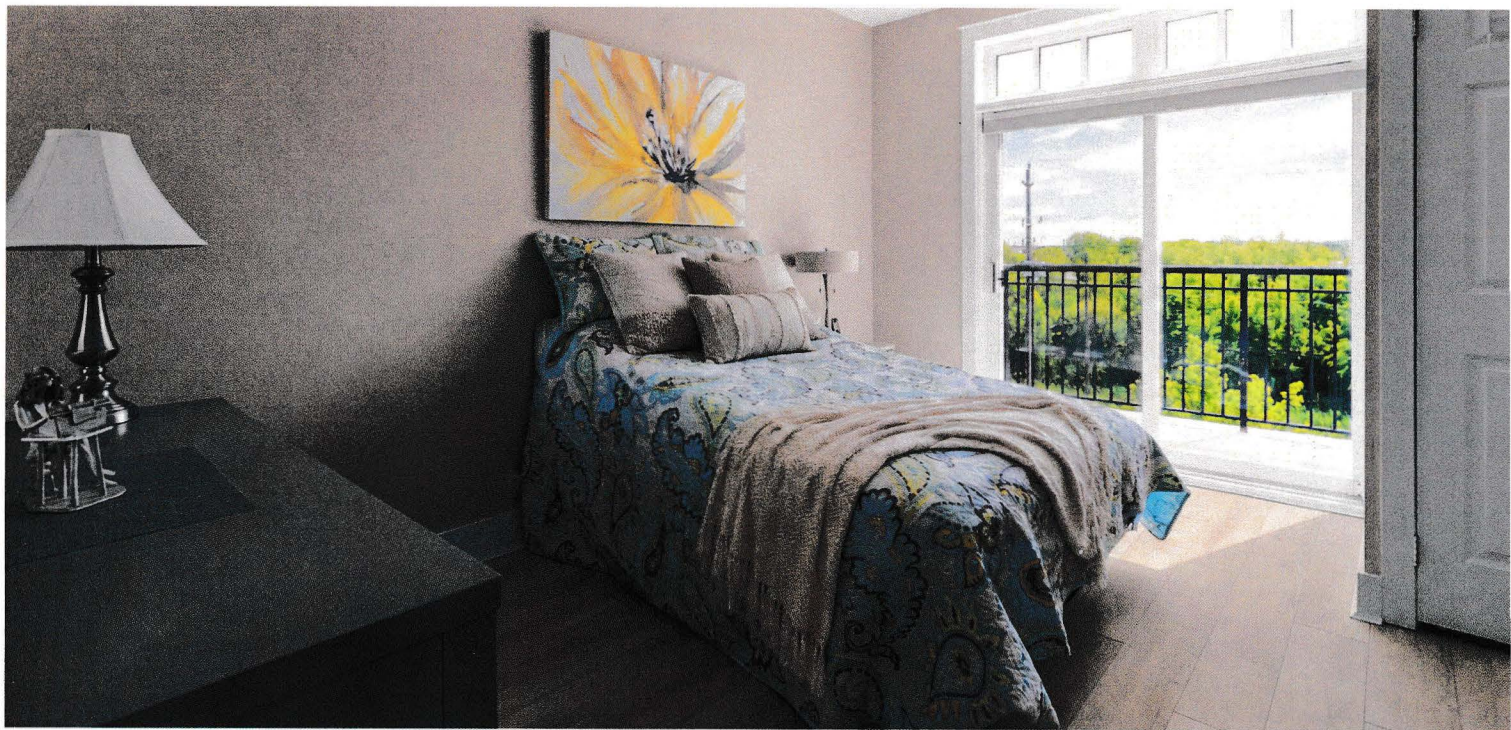


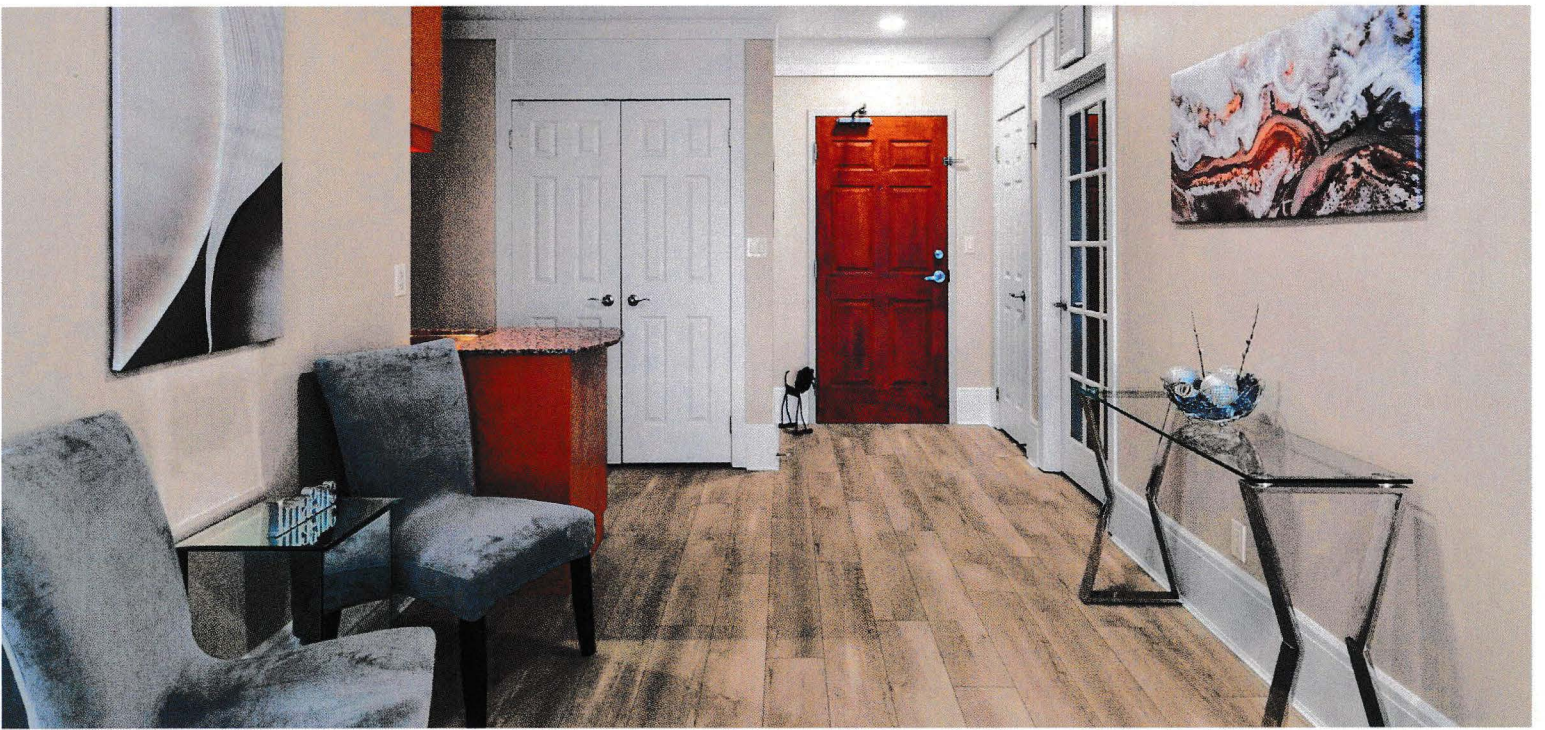
WELCOME HOME

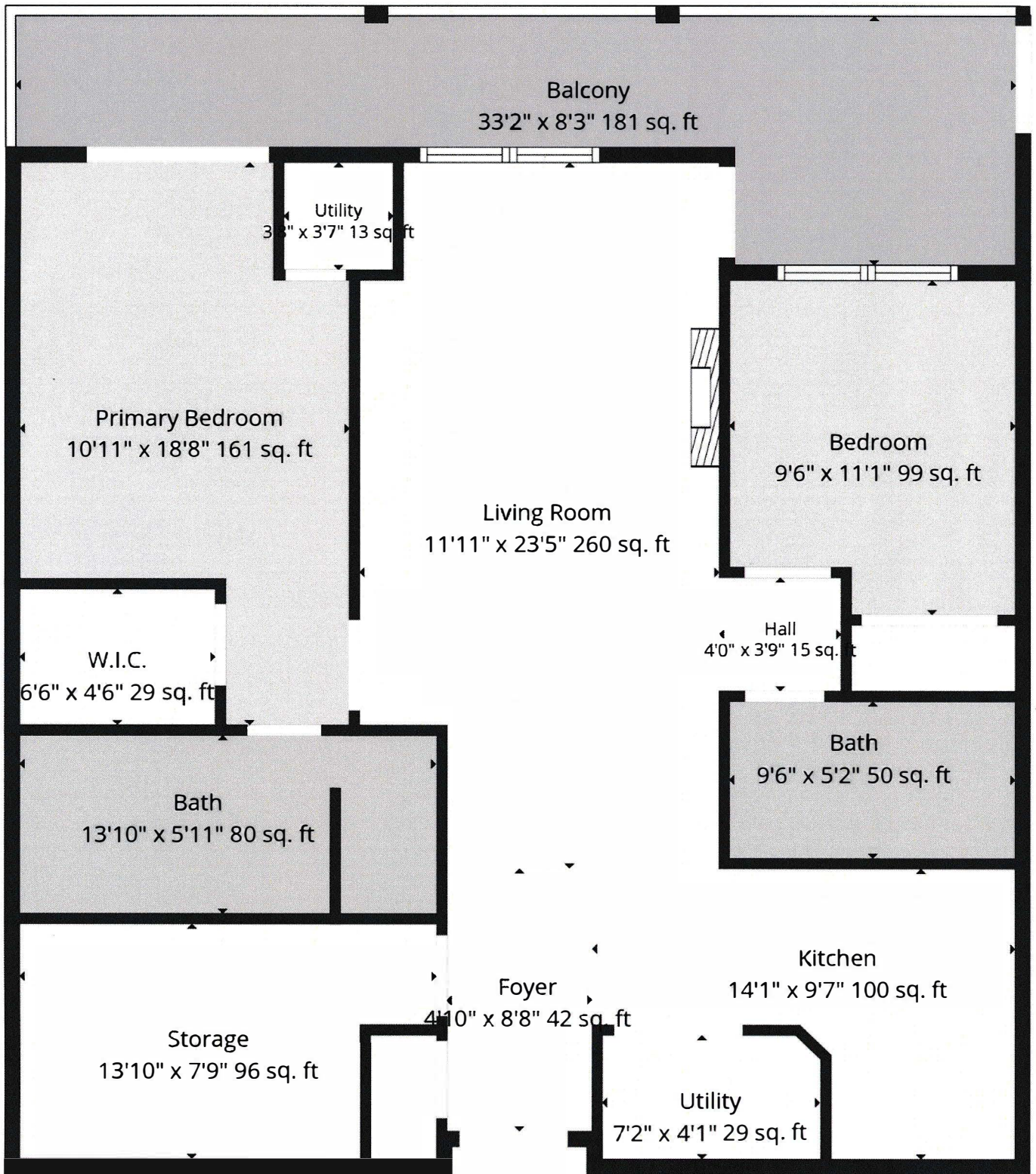
Welcome to The Elgin Bay Club, a sought-after waterfront condominium community, just steps from downtown Orillia's shops, restaurants, waterfront trails, and amenities. This beautifully maintained 1,100 sq. ft. suite offers a bright, open-concept layout with modern décor, 2 bedrooms, 2 full bathrooms, and a separate den, providing excellent flexibility for guests, a home office, or additional living space. The galley-style kitchen features granite countertops, under-cabinet lighting, and all appliances included, while the spacious living room offers a cozy gas fireplace and walkout access to the large patio. A second walkout further enhances the indoor-outdoor flow, creating a wonderful space to relax or entertain. Additional highlights include all window coverings, 2 parking spaces, and a premium waterfront boat slip - a rare and valuable feature for those looking to enjoy the very best of Orillia's waterfront lifestyle. Owners all have access to a large community room, and a designated rooftop patio with spectacular views overlooking Lake Couchiching! For added peace of mind, all special assessments have been paid in full, with no further assessments currently pending, and the multidisciplinary engineering and management firm is in the final stages of completing all related work. This move-in-ready condo is in an exceptional location, offering comfort, convenience, and waterfront living all in one.













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