



Welcome To

14 Ivy Lane

Grape Island in Orillia

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Grape Island, Orillia

This fabulous waterfront 4-season home is located on Grape Island, just a 5-minute boat ride from the private dock at the end of Forest Avenue in Orillia. Grape Island is a private wholly owned island situated in the narrows on Lake Simcoe. The residents share a private parking lot on the mainland, which is located in the heart of Orillia.

This home was masterfully built using ICF (insulated concrete form) construction with ground-source heating. The best quality building materials were used to construct the home and 20 ft. x 28 ft. boathouse.

The main floor is open concept with a large Great Room including the living, dining and gourmet kitchen. 17 ft. vaulted ceiling includes two large flared skylights. Windows cover most of the primary wall surfaces to bring all the elements of the outdoors in. Mature trees abound on the property but views of the lake are enjoyed from all lakeside principal room and bedrooms on both the upper and lower levels.

The large wrap-around balcony/deck provides plenty of outdoor living space overlooking Lake Simcoe. The master bedroom enjoys its own private garden door entrance to the deck.

The fully finished lower level doubles your living space including a large family room with propane gas fireplace. Two additional bedrooms on the lakeside also have private garden door entries from the lower patio. A finished storage room and a large mechanical room are on this level.

For your extended family and friends, the original cottage adds an additional 560 sq. ft. of finished living space with two additional bedrooms, living and dining area and separate kitchen. The Guest House was completely renovated in 2012. Insulated walls and ceiling, new electrical laminate flooring, new windows and doors and tongue & groove walls and ceilings make this space perfect for your guests.

In addition, a Sleeping Cabin overlooking the lake with private porch was added in 2012. Your family and friends will need to flip a coin to see who gets to enjoy this romantic “cabin in the woods.”

Island living offers the privacy, the intimacy, the best views of Lake Simcoe, not to mention the benefits of ownership among a small community of great neighbours!

Main Floor

GREAT ROOM: (INCLUDES SITTING AREA, KITCHEN AND DINING AREA)

- 17 ft. vaulted ceiling
- Plenty of pot lighting
- 2 large flared skylights in the sitting area and kitchen
- Porcelain oversized tile
- Double garden doors to access wrap-around deck
- Deck built with composite material on floor and tempered glass railing
- Built-in speaker system

KITCHEN

- Single garden door access to deck
- Double hung windows
- 3 pendants (chandelier design)
- Large center island includes chopping block top with a marble insert for baking, inlay stainless steel sink and plenty of drawers for storage
- Maytag refrigerator and built-in dishwasher, Jennair 6-burner gas stove with electric built-in grill
- Slate tile floor
- Large window overlooking garden
- Views of the lake
- Large dining area

MASTER BEDROOM

- 14 ft. vaulted ceiling
- Oversized porcelain tile floor
- Private garden door entrance from deck
- Large palladium window with double lower level windows provides fabulous views of the lake
- Plenty of pot-lighting
- Ceiling fan
- Custom window blinds
- Halogen light fixture
- Large bank of interior closets
- Separate walk-in closet
- 3 piece ensuite with double man shower and glass surround

TWO-PIECE POWDER ROOM:

- Porcelain tile floor
- Window overlooking gardens
- Pedestal sink

LAUNDRY ROOM

- Bosch washer and dryer, additional refrigerator and stand-up freezer
- Porcelain tile floor
- Deep stainless steel sink with vanity with upper and lower cabinets
- Large bank of storage cabinets
- Trap door to attic

Lower Level

FAMILY ROOM:

- 9 ft. ceiling height
- Porcelain tile floor
- Floor-to-ceiling windows including upper transom
- 2 ceiling fans
- Propane gas fireplace
- 2 additional above grade windows facing west
- Garden door entry from lower patio area

2ND BEDROOM:

- 9 ft. ceiling height
- Porcelain tile floor
- Floor-to-ceiling windows including upper transom
- Ceiling fan
- Double closet
- Garden door entry from lower patio area
- 4 piece semi-ensuite with tub/shower and pedestal sink

3RD BEDROOM: (CURRENTLY USED AS AN OFFICE)

- 9 ft. ceiling height
- Porcelain tile floor
- Floor-to-ceiling windows including upper transom
- Ceiling fan
- Double closet
- Garden door entry from lower patio area

FINISHED STORAGE ROOM:

- 9 ft. ceiling height
- Porcelain tile floor
- Built-in shelving for storage



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MECHANICALS & EQUIPMENT:

- Geo-thermal Next Energy heating and air conditioning system
- In-floor heating on upper and lower levels (outdoor back porch and front porch can be heated)
- Lifebreath air exchange system
- Owned hot water heater
- Water softener unit
- Beam central vacuum system plus attachments
- Honda 2500 watt back-up generator system (separately wired)
- Security system (Brock Security Systems monitoring)
- 200-amp electrical service
- 69 ft. drilled well (water tested regularly)
- Water filtered in main house, guest house and sleeping cabin
- Separate lake water system for outdoor use

BOATHOUSE:

- 20 ft. x 28 ft.
- Marine railway system
- Large garage door with electric garage door opener
- Concrete slab construction

OTHER FEATURES:

- 40 ft. x 8 ft. portable dock
- 8 ft. x 8 ft. floating wooden raft

INCLUSIONS:

- All appliances in main house and guest house
- All window coverings and blinds and ceiling fans
- All electrical light fixtures
- All mechanicals and equipment
- All furnishings in guest house and sleeping cabin
- Main cottage furnishings negotiable (not included in list price)
- Marine railway
- Portable dock
- Wooden raft

LOT DIMENSIONS:

Lake frontage	30.87 meters
Path frontage	30.87 meters
Depth:	50.85 meters

PROPERTY TAXES:

\$6,714.29 (2014)

ABOUT THE GRAPE ISLAND PROPERTY OWNER'S ASSOCIATION:

The Grape Island Property Owners Association (G.I.P.O.A) was established in 1952 to support the expenses realized from the ownership of common properties and later the costs of a water taxi service to and from the island.

The Association owns approx. two-acres of property on the mainland at the corner of Forest Ave and Victoria Crescent, which serves as the island community parking lot. The lot draws expenses such as re-surfacing, winter ploughing, annual taxes and hydro for appropriate lighting.

The Association also owns two private community docks located on the mainland at the foot of Forest Ave. for the resident's ongoing use throughout the year.

In addition, the Association owns a vacant lot on the island, located in the sheltered cove complete with a Community Island dock for loading and unloading. This location is also used as a safe harbour for member's boats on stormy days and some out of season boat storage that has expenses of taxes, capital and maintenance of the dock.

G.I.P.O.A also owns a 16' Pontoon boat with a 40-hp outboard motor and is used as a taxi service from the docks on the mainland to the island (weather permitting to each owner's property) otherwise to the Community Dock on the island. This craft carries again both capital and on going maintenance costs.

There is also a website "Grape Island.com" which had a development cost Associated to it but the annual cost has been covered by sold Advertisers..

All of the G.I.P.O.A. assets have a shared insurance expense for liability based on each of their use.

The annual dues to cover these expenses are \$200.00 per year for each cottage and \$60.00 per year for vacant lots without buildings. A Volunteer Board of Directors have worked hard over the years to control costs. Increases to our annual dues have been few and far between with the last increase in 2013.

Note: there is also a 30' road allowance that runs down the center of the Island from one end to the other that has shared deeded access to all lots on the Island and is not part of the G.I.P.O.A. Corporation assets.

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Lakeside Deck



Lakeside View



Boathouse



Steps



Great Room



Sitting Area



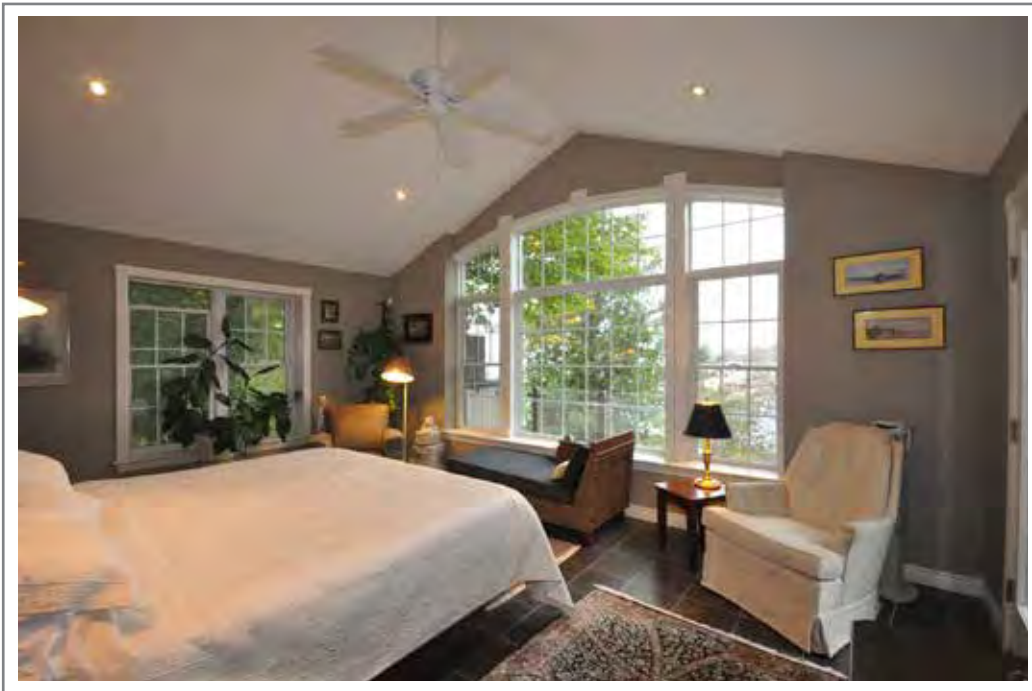
Kitchen/Dining



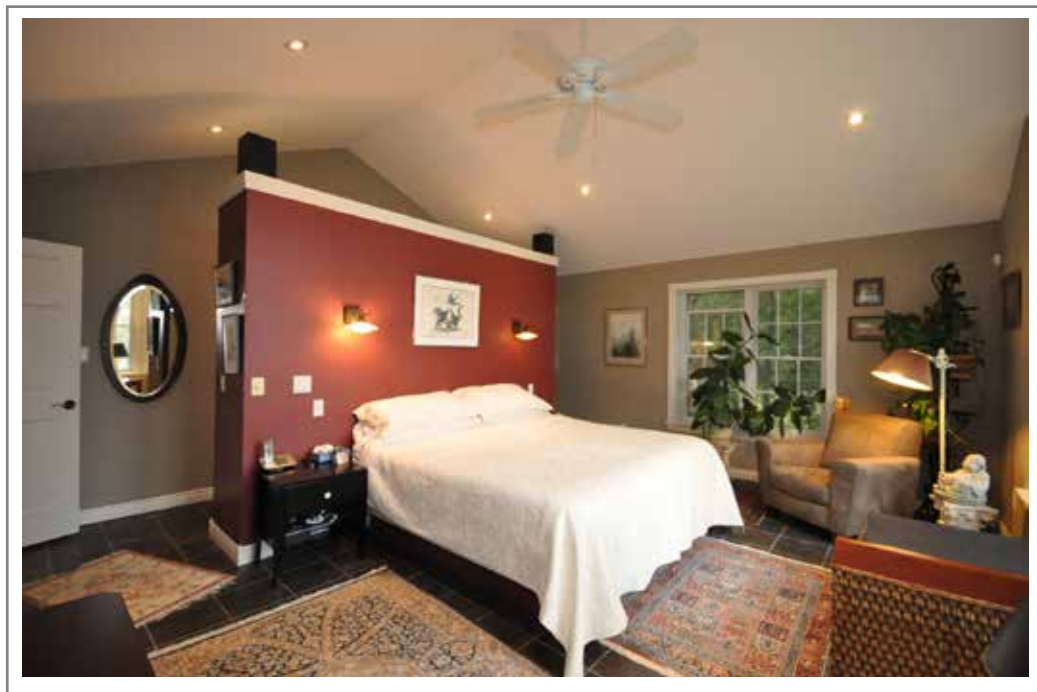
Kitchen/Dining



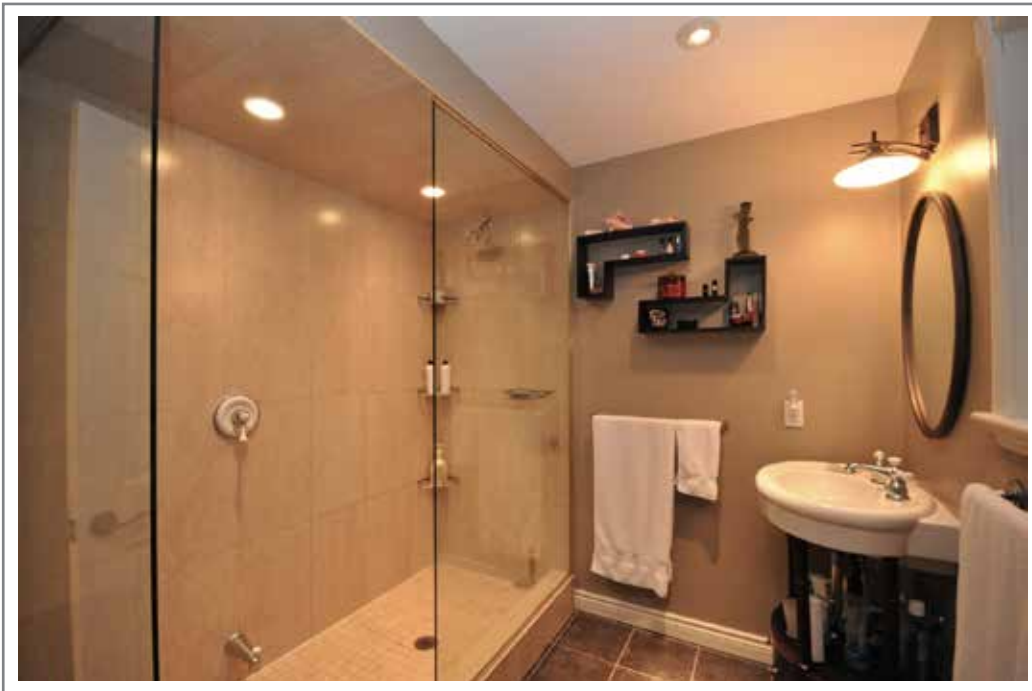
Master Bedroom



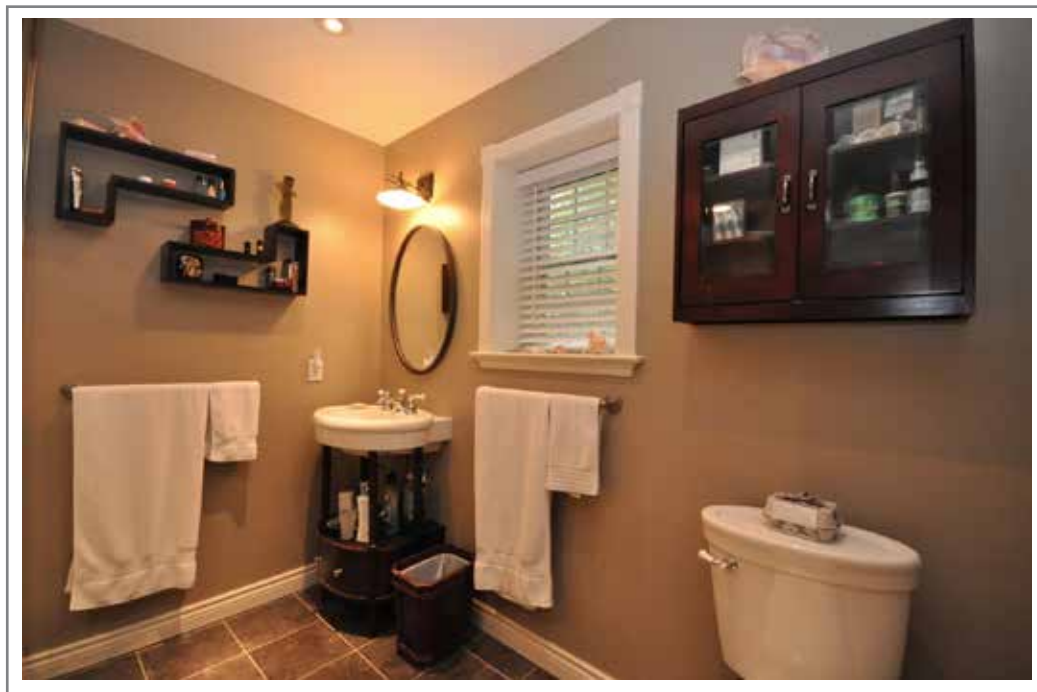
Master Bedroom



Master Bedroom Ensuite



Master Bedroom Ensuite



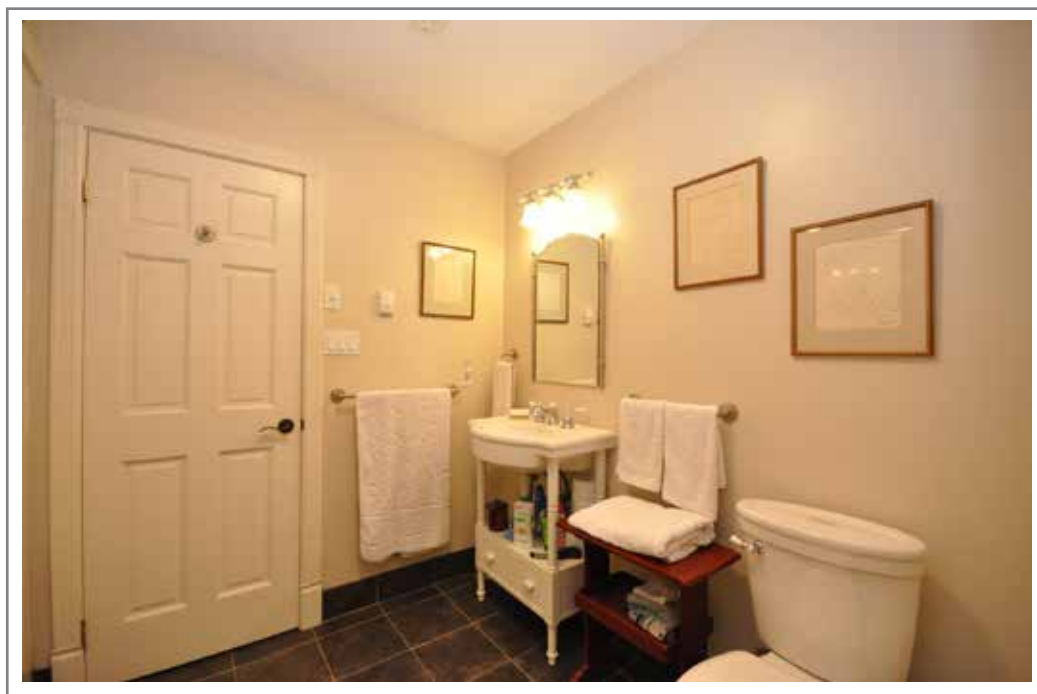
Second Bedroom



Third Bedroom



Semi-Ensuite



Guest House



Outdoor Bathroom



Sleeping Cabin



Sleeping Cabin





• CITY HOUSE •
COUNTRY HOME



Roxanne Henderson - Broker
Chestnut Park Real Estate Limited, Brokerage
1300 Yonge Street, Suite 100, Toronto Ontario, M4T 1X3
TEL: 416-925-9191 Direct:289-338-0767
roxanne@chestnutpark.com