

*Welcome to*

# 3714 QUAYSIDE DR



GOOD AGENTS

A Brand New Lakeside Home In One Of  
Orillia's Most Sought-After Communities

# WEST SHORE

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Severn - West Shore is a tranquil waterfront community along Lake Couchiching, offering a perfect balance of nature and convenience. Located just 1.5 hours from Toronto and on the doorstep of Muskoka, the area is ideal for both year-round living and weekend escapes. Known for its scenic shoreline, spacious properties, and four-season outdoor lifestyle including boating, fishing, and snowmobiling, this neighborhood provides a peaceful retreat while remaining close to nearby amenities in Orillia and surrounding towns.



A HOME FOR YOUR  
*Family's Story*

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Built in one of Orillia's most exciting new lakeside communities, 3714 Quayside Drive is the kind of home that makes the decision easy. A newly built detached 2-storey on a 50 x 98 ft lot, offering close to 2,500 sq. ft. of thoughtfully designed living space, a warm fireplace, a spa-inspired ensuite, and an upgraded kitchen, all in a neighbourhood where the lake is just around the corner.

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## A HOME BUILT FOR FAMILIES WHO WANT MORE FROM WHERE THEY LIVE

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### OVERVIEW:

- Newly Built Detached 2-Storey
- 2,000-2,500 Sq. Ft. of Living Space
- Lot Size: 50 x 98 Ft
- 3+1 Bedrooms & 3 Bathrooms
- Attached 2-Car Garage & 6 Total Parking
- Upgraded Kitchen
- Warm Gas Fireplace
- Separate Family Room
- Spa-Inspired 5-Piece Primary Ensuite
- Steps to Lake Couchiching



BUILT FOR THOSE WHO  
NEED NO INTRODUCTION



# DESIGNED FOR THE MOMENTS THAT MATTER





## LIVING AND DINING AREAS

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Bright, open, and impossible to ignore. Soaring ceilings, oversized windows, and hardwood floors set the tone the moment you walk in. A space that flows naturally into the kitchen and makes every gathering feel effortless.

- Soaring Double-Height Ceilings
- Oversized Windows with Overlooking Outside
- Hardwood Floors Throughout
- Open-Concept Flow to Kitchen
- Floating Staircase with Glass Railing
- Pot Lights Throughout



## THE KITCHEN

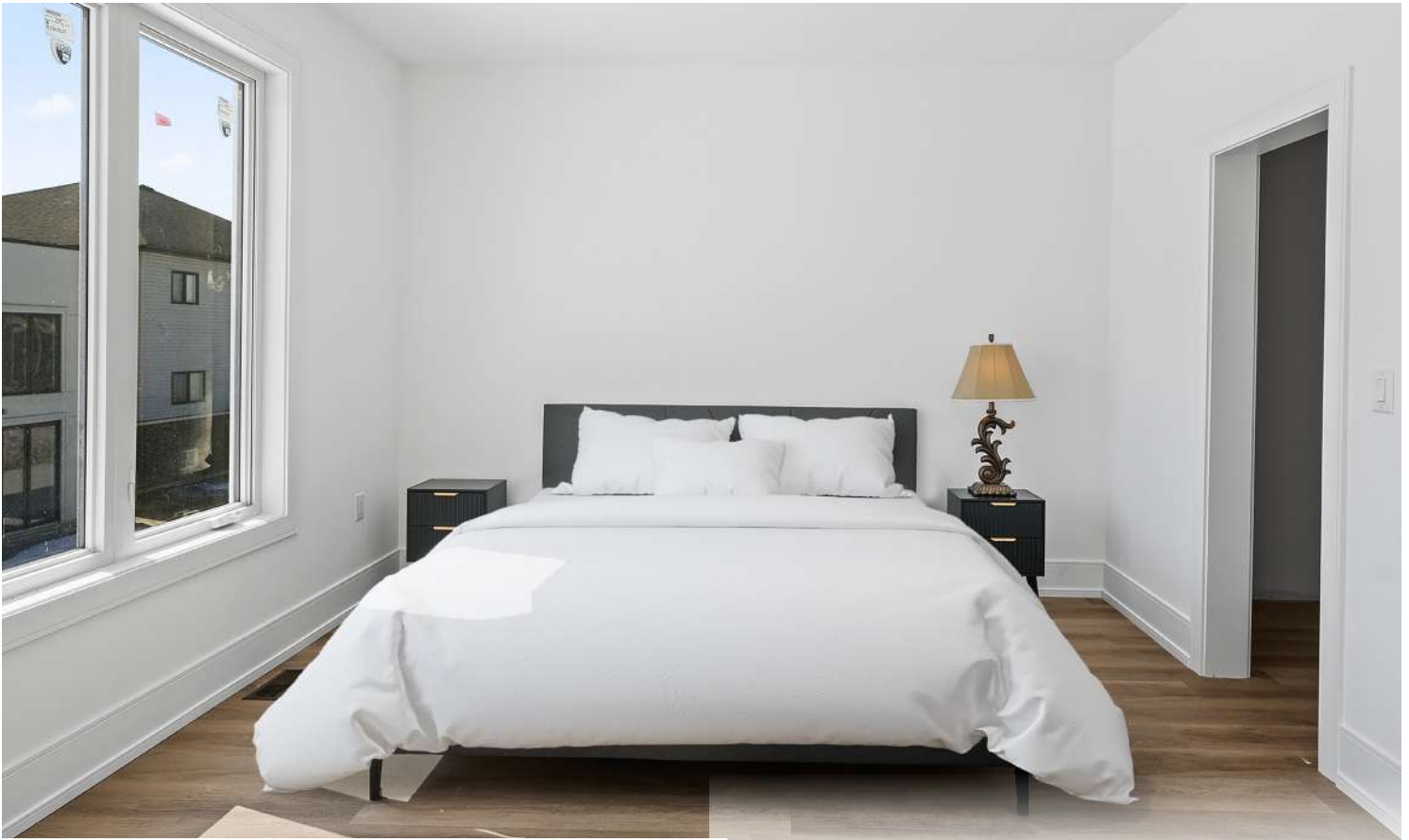
Clean lines, smart layout, and enough counter space to actually use. A centre island with seating, upgraded cabinetry floor to ceiling, and a sliding door that brings the outside in.

- Centre Island with Breakfast Seating
- Upgraded Cabinetry Floor to Ceiling
- Quartz Countertops
- Stainless Steel Appliances
- Sliding Door to Backyard
- Pot Lights & Designer Pendant Light



# A PLACE TO COME BACK TO EVERY SINGLE TIME





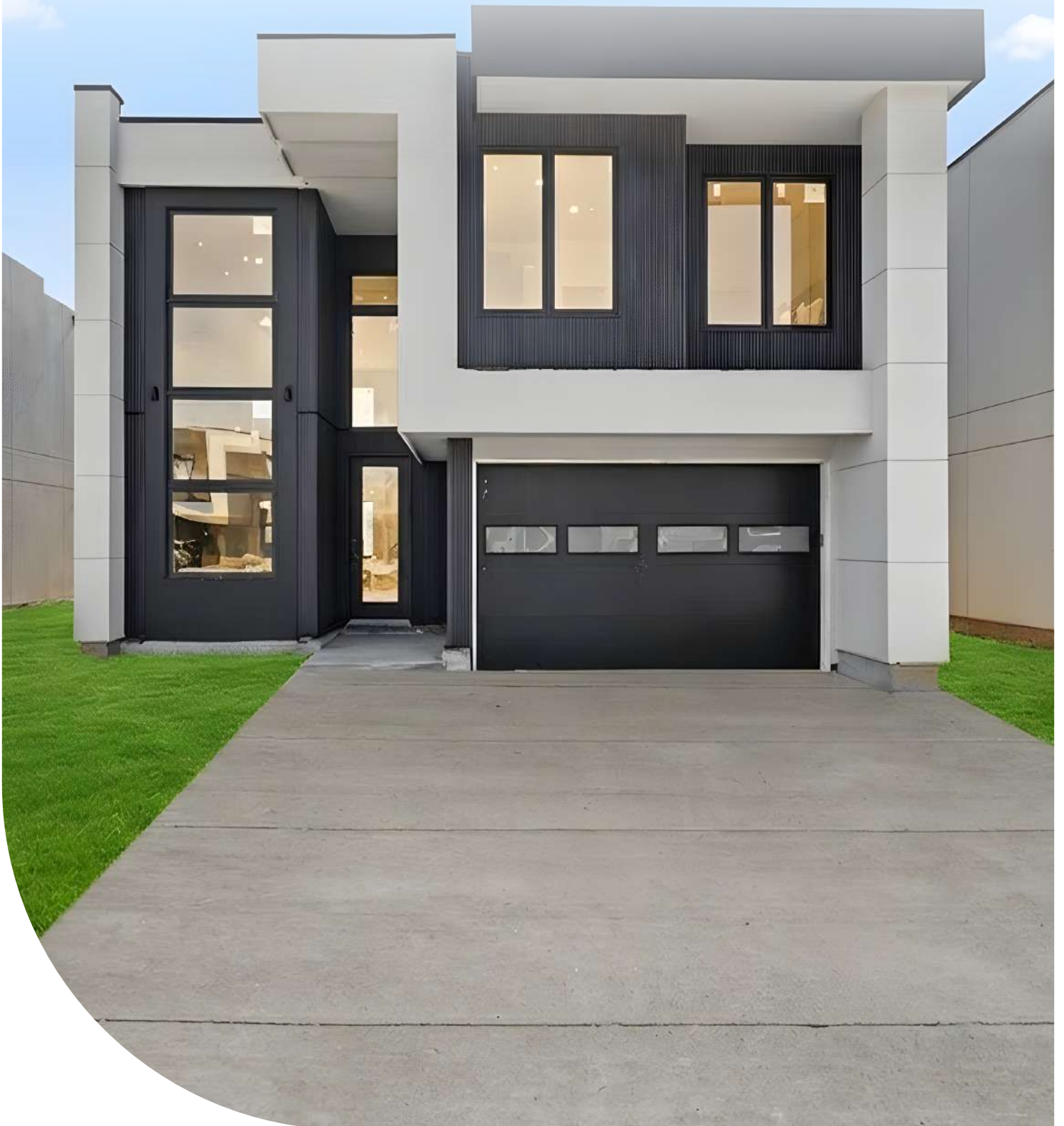
## PRIMARY SUITE

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A private retreat designed around rest and refinement. Custom millwork runs throughout a built-in headboard, an elegant makeup desk, and every detail considered. The kind of bedroom you don't want to leave in the morning.

- Custom Built-In Headboard
- Elegant Makeup Desk
- Bespoke Millwork Throughout
- Floor to ceiling Windows

3714 QUAYSIDE DR



*Good* Delivering What Matters!  
*Agents...!*

3714 QUAYSIDE DR

*Schedule a viewing today!*

Presented by:

**Peter Torkan**  
Founder/Broker

**Merad Safaian**  
Real Estate Broker



416.847.5288

WWW.MERADSAFAIAN.COM  
31 Scarsdale Rd, Unit 6, Toronto

