LEEKING
REAL ESTATE

RE/MAX Country Lakes Realty Inc., Brokerage



FOR SALE · LAKE SIMCOE WATERFRONT ESTATE · BEAVERTON, ONTARIO

25630 MAPLE BEACH ROAD

A gated, custom-built home on Lake Simcoe with its own beach, a lakeside deck and a double boathouse with a rooftop terrace.

$2,399,000

8 bedrooms (6 + 2) · 5 bathrooms · MLS® N13756258

EIGHT BEDROOMS, RIGHT ON THE LAKE.

25630 Maple Beach Road is a custom-built, two-storey detached home on Lake Simcoe in Beaverton, in the Township of Brock, Ontario. It is listed for sale at $2,399,000.

The property is gated, fully hedged and landscaped, with lake views from most principal rooms. Floor-to-ceiling windows run across the open-concept main living area. The primary suite has a 5-piece ensuite and walk-in closets, five more bedrooms sit on the second level and two more are on the lower level, beside a second full kitchen. The finished walk-out basement has its own separate entrance.

8
Bedrooms (6 + 2)

5
Bathrooms

3,500 to 5,000
Square feet

66 x 257 ft
Lot

12
Parking spaces







Top: lake side of the home. Bottom: front entrance and driveway; gardens and hedges.

THE LAKE IS THE BACK YARD.

01 Direct Lake Simcoe waterfront with a sandy and pebble beach

02 Large lakeside deck

03 Double boathouse, about 33 feet deep

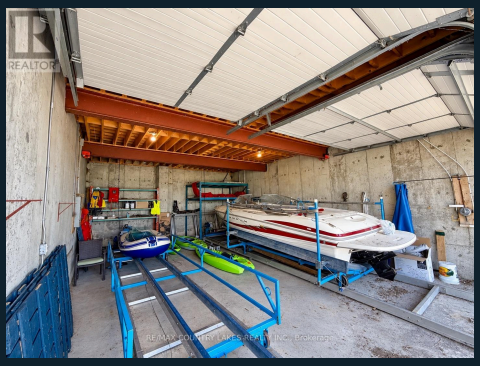
04 Concrete rooftop terrace on the boathouse, looking over the lake

05 Gated, fenced and fully hedged for privacy









Top: shoreline and boathouse from the air. Bottom: Lake Simcoe from the shore; double boathouse; inside the boathouse.

THE MAIN LEVEL.



Floor-to-ceiling windows run across the open-concept main living area, and most principal rooms have a view of the lake.

MAIN LEVEL, AS LISTED

Great room	18'2" x 15'10"
Dining room	16'11" x 14'7"
Kitchen	16'11" x 14'7"
Primary bedroom	15'10" x 13'10"











Top: great room windows facing the lake. Middle: kitchen island with a lake view; great room. Bottom: kitchen; dining area and kitchen; dining room.

EIGHT BEDROOMS, THREE LEVELS.



The primary suite has a 5-piece ensuite and walk-in closets. Five more bedrooms sit on the second level.

SECOND LEVEL, AS LISTED

Bedroom 2	11'1" x 8'11"
Bedroom 3	11'10" x 8'11"
Bedroom 4	11'5" x 14'
Bedroom 5	10'7" x 16'9"
Bedroom	15'3" x 11'5"







THE LOWER LEVEL

Two more bedrooms are on the lower level, beside a second full kitchen. The finished walk-out basement has its own separate entrance.







Top: bedroom with a lake view. Middle: bathroom with soaker tub; second-level landing; bedroom. Bottom: lower-level family room; lower-level living area with a lake view; second kitchen.

ROOM BY ROOM.

MAIN LEVEL

Great room	18'2" x 15'10"
Dining room	16'11" x 14'7"
Kitchen	16'11" x 14'7"
Primary bedroom	15'10" x 13'10"

SECOND LEVEL

Bedroom 2	11'1" x 8'11"
Bedroom 3	11'10" x 8'11"
Bedroom 4	11'5" x 14'
Bedroom 5	10'7" x 16'9"
Bedroom	15'3" x 11'5"

LOWER LEVEL

Family room	17'10" x 14'7"
Bedroom	10'8" x 11'10"
Kitchen	11'5" x 10'9"

Room levels and sizes as published on the MLS listing. Buyers should verify all measurements.

THE DETAILS.

PRICE
$2,399,000

PROPERTY TYPE
Single family, detached, 2 storeys

OWNERSHIP
Freehold

BEDROOMS
8 bedrooms (6 + 2)

BATHROOMS
5 (1 partial)

SIZE
3,500 to 5,000 sq ft

LOT
66 x 257 ft, under half an acre

AGE OF THE HOME
16 to 30 years

WATERFRONT
Lake Simcoe, direct water view

BASEMENT
Finished, full, walk-out, separate entrance

PARKING
Attached garage, 12 spaces in total

EXTERIOR
Brick, poured concrete foundation

HEATING AND COOLING
Forced air natural gas, central air

WATER AND SEWER
Drilled well, septic

FLOORS
Hardwood, ceramic, tile, laminate

INCLUDED
Central vacuum, dishwasher, two stoves, two refrigerators

ALSO
High speed internet, alarm and security system

ANNUAL TAXES
$17,748

ZONING
SR

MLS NUMBER
N13756258

MAPLE BEACH, BEAVERTON.

The home is on Maple Beach Road, on the east shore of Lake Simcoe in Beaverton, part of the Township of Brock in Durham Region, Ontario.





Above: the home and Lake Simcoe from the air.

GETTING THERE

Take County Road 23, turn right onto Concession Road 3, then left onto Maple Beach Road. Number 25630 is on the right.

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COME SEE THE LAKE FROM THE TERRACE.



Boathouse rooftop terrace.

Showings are booked with the listing agent, Braydon Leeking. Call or text and say which day works for you.

CALL OR TEXT

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EMAIL

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INSTAGRAM

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EVERY PHOTO AND THE FULL DETAILS

elevatedrealestate.ca/25630-maple-beach-rd

Point a phone camera at the code.

Braydon Leeking, Salesperson
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Listed by RE/MAX Country Lakes Realty Inc., Brokerage. Listing agent: Braydon Leeking, Salesperson. Information is taken from MLS® listing N13756258. It is believed to be accurate but is not guaranteed. Buyers should verify all information, measurements and taxes for themselves. Photographs are from the listing.

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