

# \$1,149,990 - 3545 Timberline Avenue, Severn

MLS® #40743338

**\$1,149,990**

5 Bedroom, 4.00 Bathroom, 3,948 sqft

Single Family on 0.00 Acres

SE53 - Rural Severn, Severn, Ontario

Welcome to this upscale bungalow offering approx. 3,500 sq ft of living space, steps from Lake Couchiching! Meticulously maintained, it features 3 spacious main-floor bedrooms, 2 more in the finished basement, and 3.5 bathrooms—including a Jack & Jill. The stunning kitchen boasts granite counters, a centre island, and stainless steel appliances. The basement offers a rec room perfect for teens or casual hangouts. Enjoy hardwood floors, two gas fireplaces, and a drive-through garage for easy backyard access. The landscaped yard includes a hot tub hookup, and the sought-after community offers private beach and boat launch access. Extras include a cold room and quality finishes throughout. A true turn-key opportunity! (id:6289)

Built in 2008

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 40743338      |
| Price          | \$1,149,990   |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 3,948         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Single Family |
| Sub-Type       | Freehold      |



Style Bungalow

## Community Information

Address 3545 Timberline Avenue  
Subdivision SE53 - Rural Severn  
City Severn  
Province Ontario  
Postal Code L3V6H3

## Amenities

Amenities Park, Playground, Shopping  
Features Visual exposure, Country residential, Automatic Garage Door Opener  
Parking Spaces 15  
Parking Attached Garage  
# of Garages 1

## Interior

Appliances Central Vacuum, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings, Garage door opener  
Heating Natural gas  
Cooling Central air conditioning  
Fireplace Yes  
# of Fireplaces 2  
# of Stories 1  
Has Basement Yes

## Exterior

Exterior Other  
Exterior Features Landscaped  
Foundation Poured Concrete

## Listing Details

Listing Office RE/MAX Crosstown Realty Inc. Brokerage



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