

\$1,349,900 - 3387 Wainman Line, Severn Twp

MLS® #40779423

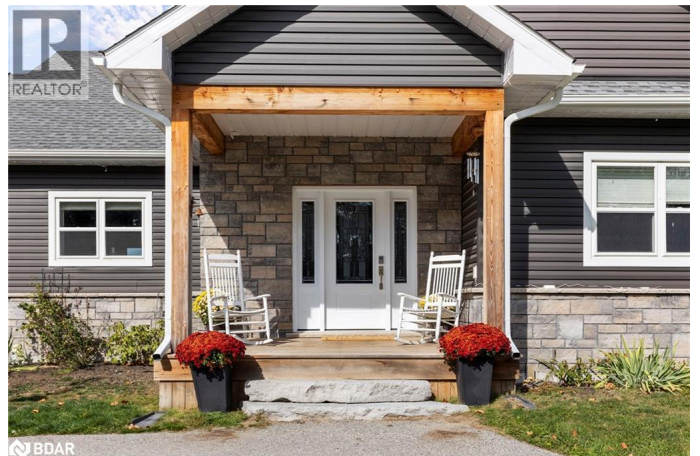
\$1,349,900

6 Bedroom, 3.00 Bathroom, 3,700 sqft

Single Family on 2.00 Acres

SE53 - Rural Severn, Severn Twp, Ontario

Welcome to your private retreat in the sought-after Marchmont area. This custom-built 6-bedroom, 3-bathroom bungalow offers over 3,700 sq.ft. of finished living space on just over 2 acres of privacy, featuring a walkout basement and exceptional craftsmanship throughout. Built in 2018 with energy-efficient ICF construction, this home blends quality, comfort, and peace of mind — including a full-house automatic backup generator for year-round reliability. The open-concept kitchen is perfect for family gatherings, flowing seamlessly into the dining area with a walkout to the deck, ideal for entertaining. The vaulted-ceiling family room overlooks the beautifully landscaped backyard and gardens, offering a peaceful setting year-round. The main floor laundry is conveniently located across from the primary suite, which features an oversized walk-in closet and spa-like ensuite bathroom. Two additional bedrooms and a full bathroom complete the main level. A second entry to the house and a convenient mud room with access to the 26' x 28' double attached garage offers inside entry for everyday convenience. Downstairs, the 9-ft ceilings and full-size windows fill the space with natural light. Enjoy a dedicated workout area, large recreation space, and three additional bedrooms perfect for family, guests, or a home office, along with another full bathroom with heated floors. Step outside to experience country living at its best — a picturesque pond, and a 24' x 36' heated and



insulated shop complete with its own furnace, ideal for year-round use, storage, or hobbies. After a long day, enjoy a dip in the heated above-ground pool and unwind in the relaxing barrel sauna. The property also includes a chicken coop for fresh daily eggs, vegetable and fruit gardens, and fruit trees lining the back of the property. Located less than 10 minutes from Orillia and within one of the best school districts in the area, this remarkable property offers the perfect blend of privacy, space, and convenience. (id:6289)

Built in 2018

Essential Information

Listing #	40779423
Price	\$1,349,900
Bedrooms	6
Bathrooms	3.00
Square Footage	3,700
Acres	2.00
Year Built	2018
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3387 Wainman Line
Subdivision	SE53 - Rural Severn
City	Severn Twp
Province	Ontario
Postal Code	L3V7C5

Amenities

Amenities	Schools
Features	Corner Site, Paved driveway, Country residential, Automatic Garage Door Opener
Parking Spaces	22
Parking	Attached Garage, Detached Garage

# of Garages	2
Has Pool	Yes
Pool	On Ground Pool

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Dishwasher, Dryer, Microwave, Refrigerator, Sauna, Stove, Water softener, Washer, Hood Fan, Window Coverings, Garage door opener
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Foundation	Insulated Concrete Forms

Listing Details

Listing Office	Keller Williams Experience Realty Brokerage
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Listing information last updated on October 26th, 2025 at 9:46pm PDT