

\$350,000 - 3520 Bennett Avenue, Severn

MLS® #S12136167

\$350,000

0 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Rural Severn, Severn, Ontario

Small Home & a Beautiful Spot :) Possibly this 350k value investment could be turned into 700-800k in a few short months. This property features lots (please check out our brochure below). It's located almost on Sparrow Lake & the Trent Severn River. Great opportunity & potential! An exceptional residence, cottage, recreational spot or amazing development property for a buyer. The river is only about a stones throw away and the lake is not much farther. It has a great working well, septic tank & bed. The yellow cabin (formerly a garage) is a bachelor suite with a kitchenette & small washroom featuring a propane furnace along with a wood stove. The old School House has a wood stove-it has been used as a cottage in the past. The bunker/office shed (brown in colour) is insulated to keep the heat in during the colder seasons. There is also an additional tool shed which is also on the property (fairly new). Possibly if someone added 10k -15k in renovations and a bit of work to upgrade on the old schoolhouse building the property would be upgraded 60k in value (neat things could be done with this). In addition as shared above, if someone added a simple addition onto the bachelor cabin the property could greatly increase in value. This may be easily achieved since the infrastructure for the well, septic, electrical & plumbing are already there along with the space. - *For Additional Property Details Click The Brochure Icon Below* (id:6289)



Essential Information

Listing #	S12136167
Price	\$350,000
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3520 Bennett Avenue
Subdivision	Rural Severn
City	Severn
Province	Ontario
Postal Code	P0E1N0

Amenities

Utilities	Electricity
Features	Irregular lot size
Parking Spaces	3
Parking	No Garage

Interior

Appliances	Water Heater
Heating	Other
Cooling	None

Exterior

Exterior	Wood
Lot Description	129.9 x 149 FT
Foundation	Concrete

Listing Details

Listing Office	ICI SOURCE REAL ASSET SE
----------------	--------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 28th, 2025 at 5:46pm PDT