

\$1,250,000 - 3045 Sandy Acres, Severn (west Shore)

MLS® #S12302575

\$1,250,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

West Shore, Severn (west Shore), Ontario

Elegant Lakeside Living in the Heart of Serenity BayWelcome to a residence where timeless design meets contemporary luxury. This newly constructed four-bedroom, three-bathroom home is a masterclass in comfort and sophistication, thoughtfully curated for elevated everyday living. Step inside to soaring 10-foot ceilings that enhance the sense of space and light throughout. The gourmet kitchen, with its seamless connection to an expansive great room, offers the perfect setting for both refined entertaining and relaxed family gatherings. A separate formal dining room, easily convertible into a private home office, caters to the needs of modern living. Upstairs, four sun-drenched bedrooms offer a peaceful retreat, each appointed with generous closet space. The second-floor laundry room adds practicality with elegance. Set within the coveted Serenity Bay community, this home is surrounded by lush forest trails and offers exclusive boardwalk access to the shimmering waters of Lake Couchiching. Here, nature is not just nearbyits part of your daily rhythm. Enjoy morning walks, scenic bike rides, or quiet moments by the lake in a setting that inspires peace and connection. With convenient access to Highway 11, youre effortlessly connected to the surrounding region, while enjoying the tranquility of one of the area's most serene and prestigious enclaves.(((Select photos have been virtually staged to help illustrate the home's full potential.))) (id:6289)



Essential Information

Listing #	S12302575
Price	\$1,250,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3045 Sandy Acres
Subdivision	West Shore
City	Severn (west Shore)
Province	Ontario
Postal Code	L3V8P9

Amenities

Amenities	Place of Worship, Schools, Beach, Golf Nearby
Utilities	Cable, Electricity, Sewer
Features	Level, Sump Pump
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
View	View of water
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Cooktop, Dishwasher, Dryer, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Stucco, Brick
Lot Description	50 x 132.1 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office

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