

\$950,000 - 1909 Woods Bay Road, Severn

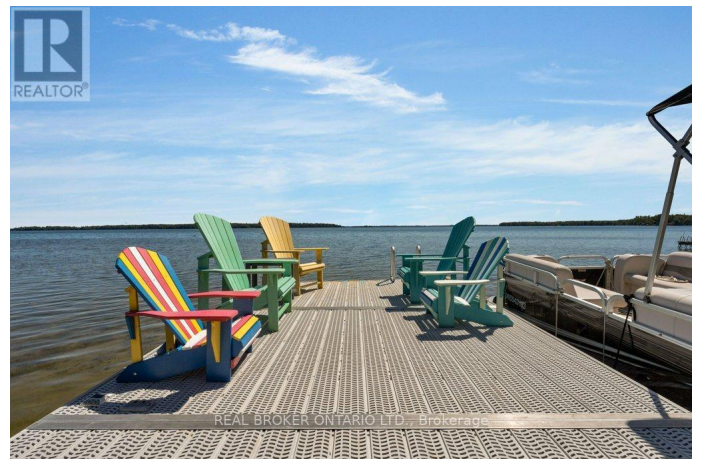
MLS® #S12361939

\$950,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Severn, Severn, Ontario

Spectacular waterfront home minutes to Orillia on Lake Couchiching! With 5 car parking you will be impressed before you even step inside. The flat usable property is perfect for a game of horseshoes, a bonfire, growing your vegetables or relaxing after a day out on the boat. There is an upper balcony to take in the views, a lower screened in party room, a deck right at the waters edge and a 48-ft long composite dock perfect for all of your visiting friends. Once inside the carpet free home you will be impressed with the wood kitchen with stove facing the lake. Can you imagine cooking meals while taking in the tranquility of the lake?! The 4-piece guest bathroom is tucked away by one of the guest bedrooms with front den with crown moulding and keyless entry. The main open living, dining space with wood stove (2022) has hardwood flooring and crown moulding with views of the lake. Into the bonus sunroom through the French doors boasting cathedral ceilings, natural gas fireplace (2020), views for miles, and sliding door to the deck perfect for your morning coffee or to bbq in the evenings. The primary suite is in it's own wing of the house with Juliette sliding doors facing the lake, hardwood flooring, crown moulding, huge walk-in closet and 4-piece ensuite (2024) with quartz countertops, sauna (2024) and stand up shower with rain shower head. The lower walk-out level boasts a 3rd rec room, 3rd bedroom and laundry. 7 minutes to major box stores, 1 minute from Hwy 11. Septic bio-filter



(2014), windows (2014) uv system (2022), waterproofing (2025), furnace (2012), electrical panel (2012), roof (2018), sunroom flooring (2020), sump pump (2025), jet pump (2019), owned hot water heater (2023), uv system (2023). (id:6289)

Essential Information

Listing #	S12361939
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1909 Woods Bay Road
Subdivision	Rural Severn
City	Severn
Province	Ontario
Postal Code	L3V0V7

Amenities

Amenities	Beach, Hospital, Marina, Fireplace(s)
Utilities	Cable, Electricity
Features	Flat site, Dry, Level, Carpet Free, Sauna
Parking Spaces	5
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Window Coverings, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Aluminum siding
Exterior Features	Landscaped
Lot Description	51.1 x 113.4 FT under 1/2 acre
Foundation	Block

Listing Details

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