

\$799,000 - 3317 Summerhill Way, Severn (west Shore)

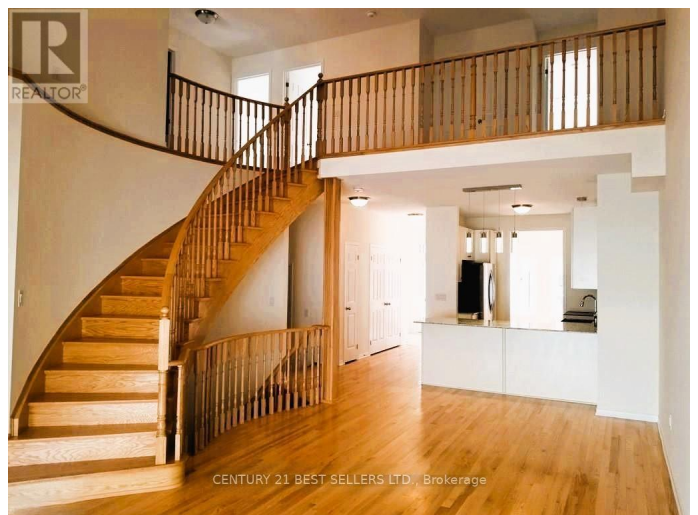
MLS® #S12409146

\$799,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

West Shore, Severn (west Shore), Ontario

Beautiful detached bungalow 4-bed, 3-bath home in the prestigious Westshore Beach Club, a beachfront community on stunning Lake Couchiching in the Muskoka region-just 10 minutes north of Orillia and about an hour from Toronto. This gated community offers enhanced security and features 300ft of private sandy beach with deeded access, a dock, marine house, gazebo, and firepit. Minutes from marinas, ski hills, and golf courses! Designed with the best layout in the community, this home boasts an exceptional open-concept design with soaring cathedral ceilings, oak floors, pot lights, and a cozy gas fireplace, creating a seamless flow for comfortable living. The gourmet kitchen is complete with granite countertops and stainless steel appliances. The main-floor primary suite offers a 4-pc ensuite and his-and-hers closets. Upstairs, the loft includes three additional bedrooms, a 4-piece bathroom, and access to a rooftop deck. The partially finished basement provides extra living space, including a recreation room ideal for entertaining guests. This home is perfect for families or older adults looking to live, play, and relax in this exceptional waterfront community. HOA fees of \$313 cover beach maintenance, grass cutting, and snow removal from the driveway and front porch, ensuring hassle-free living (id:6289)



Essential Information

Listing #	S12409146
Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3317 Summerhill Way
Subdivision	West Shore
City	Severn (west Shore)
Province	Ontario
Postal Code	L3V0E1

Amenities

Amenities	Fireplace(s)
Parking Spaces	2
Parking	Garage
# of Garages	1

Interior

Appliances	Blinds
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding
Lot Description	32.8 x 78.7 FT

Listing Details

Listing Office	CENTURY 21 BEST SELLERS LTD.
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