

# \$1,795,000 - 3371 Lake St. George Boulevard, Severn

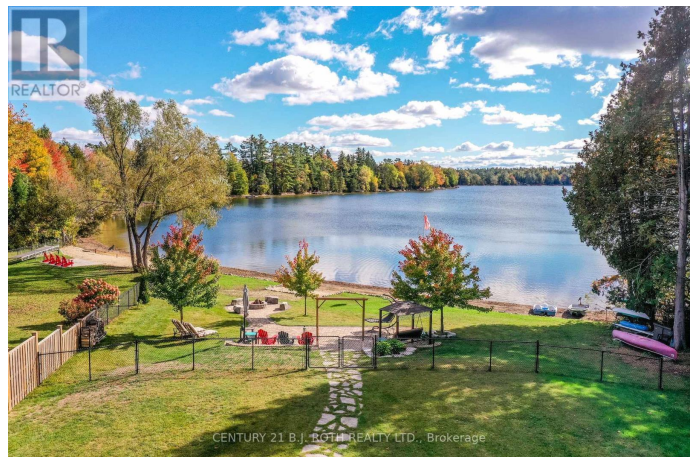
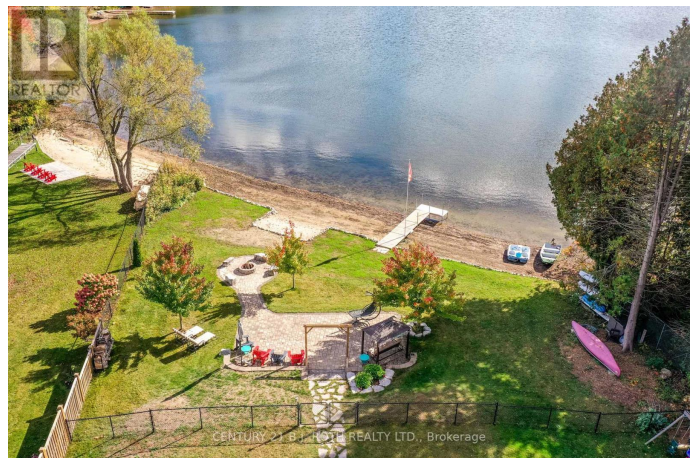
MLS® #S12456140

**\$1,795,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Rural Severn, Severn, Ontario

What an incredible setting this beautiful piece of property has on Lake St George only minutes to hwy & 12 mins to top end of Orillia & all conveniences! 130 ft of sandy beach for your enjoyment, the lake is perfect for swimming, or water sports including fishing! Private gated entrance into this just under 1 acre well treed & private property, with an over 3200sq ft raised bungalow with walk up to 2 car garage with 10' garage doors. Warm open concept on the main floor living area overlooking the lake with all day sun & stunning sunsets! Tastefully updated kitchen with quartz countertop & large focal island. Large primary bedroom with a lake view & door to deck includes a large walk in closet & 4 pc bathroom. Your soon to be favourite 14 X 19ft screened in muskoka room is off of the dining area & composite decking finishes off the extensive outside deck. Bonus separate coach house, w/double garage & separate quarters for inlaw or company, which includes 1 bedroom, quaint open concept living area open to full kitchen & bathroom. Lots of updates throughout including all bathrooms, laminate flooring, Mn floor Laundry room w/storage, Furnace & A/C, Filtration system, a detailed list is available upon request. Make your dream come true.....living on a lake, watching the beauty of the seasons transform in front of you! Click the YouTube video to see it up close! (id:6289)



## Essential Information

Listing #	S12456140
Price	\$1,795,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

## Community Information

Address	3371 Lake St. George Boulevard
Subdivision	Rural Severn
City	Severn
Province	Ontario
Postal Code	L0K2B0

## Amenities

Amenities	Beach, Golf Nearby, Fireplace(s)
Utilities	Cable, Electricity
Features	Cul-de-sac, Wooded area, Level, Carpet Free, Guest Suite, In-Law Suite
Parking Spaces	20
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
View	Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Water Heater, Water softener, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Water Treatment, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Basement                      Walk-up

## Exterior

Exterior                      Vinyl siding  
Exterior Features        Landscaped  
Lot Description        130 x 336.2 FT ; lot size irregular  
Foundation              Block

## Listing Details

Listing Office              CENTURY 21 B.J. ROTH REALTY LTD.



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 12th, 2025 at 3:18pm PDT