

\$1,029,990 - 3031 Sandy Acres Avenue, Severn (west Shore)

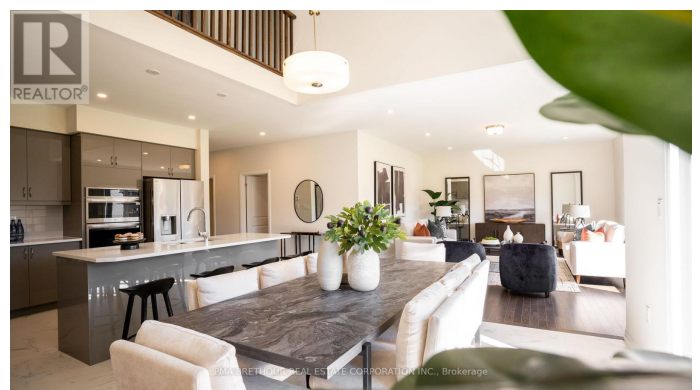
MLS® #S12460527

\$1,029,990

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

West Shore, Severn (west Shore), Ontario

Serenity Bay by LIV Communities- Where Luxury Meets Lakeside Living. Welcome to Serenity Bay, an exclusive private lakeside community by LIV Communities, perfectly nestled along the tranquil shores of Lake Couchiching in Severn, Ontario. Designed for those who value elegance, space, and a true connection to nature, Serenity Bay captures the essence of refined Muskoka-inspired living only minutes from Orillia's vibrant amenities. This exceptional collection of large detached homes, bungalows, and townhomes offers timeless architectural design, open-concept layouts, and upscale finishes that elevate every moment at home. Expansive windows frame serene woodland views, while thoughtful craftsmanship and modern appointments create an atmosphere of effortless sophistication. Residents of Serenity Bay enjoy a rare blend of privacy and convenience from nearby golf courses, marinas, and scenic trails to charming local shops and restaurants. Every day feels like a retreat, yet everything you need is just minutes away. JOIN US AT OUR FALL HARVEST OPEN HOUSE SUNDAY OCTOBER 19TH 12PM-5PM FOR HOT CIDER, FALL TREATS, AND FAMILY ACTIVITIES. HOSTED AT OUR SALES CENTRE 9361 HWY 11 N IN SEVERN. (id:6289)



Essential Information

Listing #	S12460527
Price	\$1,029,990
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3031 Sandy Acres Avenue
Subdivision	West Shore
City	Severn (west Shore)
Province	Ontario
Postal Code	L3V0Y4

Amenities

Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick
Lot Description	49.7 x 151.5 FT
Foundation	Concrete

Listing Details

Listing Office	PMA BRETHOUR REAL ESTATE CORPORATION INC.
----------------	---



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 18th, 2025 at 2:31am PDT