

\$1,005,000 - 3309 Riverdale Drive, Severn (washago)

MLS® #S12472223

\$1,005,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Washago, Severn (washago), Ontario

WATERFRONT HOME. *ALL FURNITURE INCLUDED. Experience the tranquility of waterfront living with stunning elevated views from this beautiful home located on the Severn (Green) River in WASHAGO. This private residence features three large bedrooms and three bathrooms, providing ample space for family and guests. The light-filled open-concept great room seamlessly connects to the kitchen and dining area, showcasing a striking cathedral tongue and groove pine ceiling complemented by hardwood and ceramic flooring. The beautiful stone wood burning fireplace adds warmth to the living space, perfect for cozy evenings. The versatile upper loft offers additional living space that can be adapted to suit your needs, whether as a home office, play area, or guest retreat. Spacious bathrooms feature large tiled walk-in showers for a touch of luxury. Enjoy effortless indoor/outdoor living with walkouts that lead to a tranquil decks and the screened-in porch, where you can soak in the hot tub and take in the amazing tree top views overlooking the river. The property boasts 81 feet of waterfront, complete with a dock for your boating adventures and a large detached garage with windows + electric garage door for convenient storage. Located just 10 minutes North of Orillia, 1.5 Hours to GTA via 400 on a paved municipally maintained road, across from the Alexander Hope Smith Nature Reserve. Easy access to HWY 11 and central in Simcoe/Muskoka for a variety of recreation



activities, close to Casino Rama, Centennial Park, Mount St. Louis, shopping, restaurants, entertainment and so much more. Don't miss the opportunity to make this stunning waterfront home your own and embrace a lifestyle of peace and beauty on the River! Don't miss the virtual tour! (id:6289)

Essential Information

Listing #	S12472223
Price	\$1,005,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3309 Riverdale Drive
Subdivision	Washago
City	Severn (washago)
Province	Ontario
Postal Code	L0K2B0

Amenities

Utilities	Cable, Electricity, Wireless, Electricity Connected
Features	Wooded area, Rocky, Sloping, Waterway, Lighting, Carpet Free, Sump Pump
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2
View	View, River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Garage door opener remote(s), Oven - Built-In, Water Heater, Water Treatment, Dishwasher, Dryer, Stove, Washer, Refrigerator
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Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger, Ventilation system
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	81 x 214 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE SIGNATURE REALTY



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