

\$1,298,000 - 1467 Cunningham Crescent, Severn

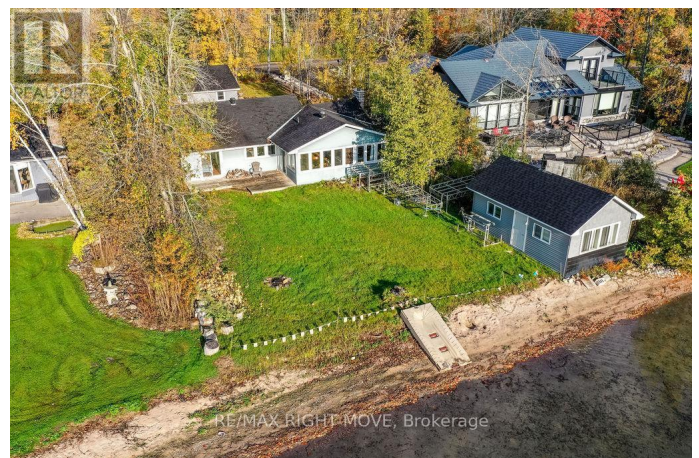
MLS® #S12481913

\$1,298,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Severn, Severn, Ontario

Discover the perfect blend of lakeside tranquility and year-round comfort in this 4-bedroom, 1.5-bathroom bungalow nestled on the sought-after shores of Lake Couchiching. This open-concept, four-season cottage offers stunning water views and a warm, inviting layout ideal for family living or weekend escapes. Enjoy a family-friendly sandy beachfront with hard-packed sand and a gentle, gradual depth - perfect for young children. The bright and spacious living area features a wood-burning fireplace set against a beautiful granite stone wall, and a wall of windows overlooking the lake provides seamless access to outdoor spaces for dining, relaxation, and recreation. A separate one-bedroom lakeside bunkie offers private guest accommodations, while a detached garage/workshop with hydro provides plenty of room for hobbies or storage. There's also a dedicated storage area attached to the bunkie for all your water toys and gear, keeping lakeside living easy and organized. Located just minutes from the City of Orillia, this property combines peaceful waterfront living with convenient access to shopping, dining, local hospital (OSMH), golf, and ski hills. Whether you're seeking a full-time residence, a cozy cottage retreat, or an investment in one of Simcoe County's most desirable lakefront communities, this property delivers an exceptional lifestyle surrounded by nature, recreation, and modern amenities. Sale includes all existing furniture, dock, Seadoo lift,



and personal watercraft ramp. Quick closing
available - just in time for ski season at Mt. St.
Louis, Horseshoe, or Hardwood Hills! (id:6289)

Essential Information

Listing #	S12481913
Price	\$1,298,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1467 Cunningham Crescent
Subdivision	Rural Severn
City	Severn
Province	Ontario
Postal Code	L3V7E1

Amenities

Amenities	Beach, Ski area, Fireplace(s)
Features	Level lot, Waterway, Flat site
Parking Spaces	7
Parking	Detached Garage, Garage
# of Garages	2
View	View, Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water softener, Dryer, Furniture, Stove, Washer, Water Treatment, Refrigerator
Heating	Electric, Wood Baseboard heaters, Not known
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	79.3 x 200 FT under 1/2 acre
Foundation	Block

Listing Details

Listing Office	RE/MAX RIGHT MOVE
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