

# \$229,000 - 3500 Lauderdale Point Crescent Unit# 17, Severn

MLS® #40739616

**\$229,000**

2 Bedroom, 1.00 Bathroom, 546 sqft  
Single Family on 0.00 Acres

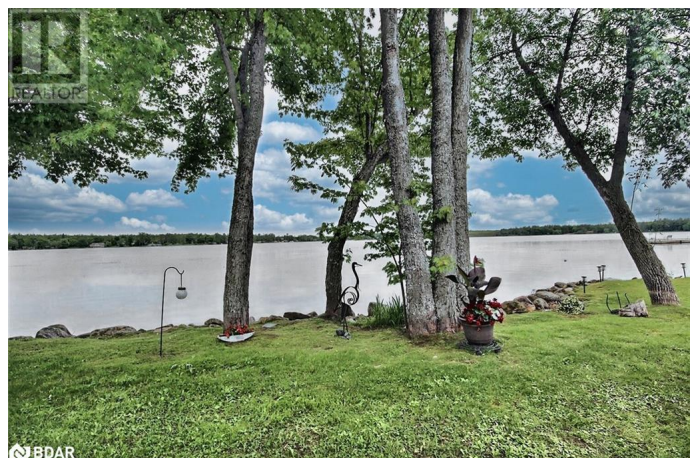
SE53 - Rural Severn, Severn, Ontario

Stunning Northlander modular home located in the exclusive Lauderdale Point Marina Resort on beautiful Sparrow Lake. This seasonal retreat offers prime sunset views over looking the beautiful Sparrow Lake right from your private deck, creating the perfect setting for relaxed summer evenings. Inside, enjoy a bright and modern layout fabulous for those seeking comfort in a quiet, upscale resort community. Lauderdale Point offers everything you need for the ultimate Muskoka experience full-service marina with boat slips and fuel, a fully stocked convenience store serving ice cream and an LCBO, a licensed restaurant and patio, overnight camping for guests, and a range of recreational activities for members. Onsite parking included. Open from May to October, this sought-after resort is a peaceful and friendly community just north of Orillia. Unit 17 offers a rare opportunity to own lakeside at an accessible price point. Viewings by appointment only. (id:6289)

Built in 2014

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | 40739616  |
| Price     | \$229,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |               |
|----------------|---------------|
| Square Footage | 546           |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Leasehold     |
| Style          | Mobile Home   |

### Community Information

|             |                                         |
|-------------|-----------------------------------------|
| Address     | 3500 Lauderdale Point Crescent Unit# 17 |
| Subdivision | SE53 - Rural Severn                     |
| City        | Severn                                  |
| Province    | Ontario                                 |
| Postal Code | P0E1N0                                  |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Marina                                                    |
| Features       | Crushed stone driveway, Country residential, Recreational |
| Parking Spaces | 1                                                         |
| View           | Direct Water View                                         |
| Is Waterfront  | Yes                                                       |
| Waterfront     | Waterfront                                                |

### Interior

|              |                          |
|--------------|--------------------------|
| Heating      | Propane Forced air       |
| Cooling      | Central air conditioning |
| # of Stories | 1                        |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Aluminum siding |
|----------|-----------------|

### Listing Details

|                |                                                  |
|----------------|--------------------------------------------------|
| Listing Office | Coldwell Banker The Real Estate Centre Brokerage |
|----------------|--------------------------------------------------|



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Listing information last updated on October 28th, 2025 at 10:16pm EDT