

\$3,450,000 - 3524 Isla Way, Port Severn

MLS® #40761037

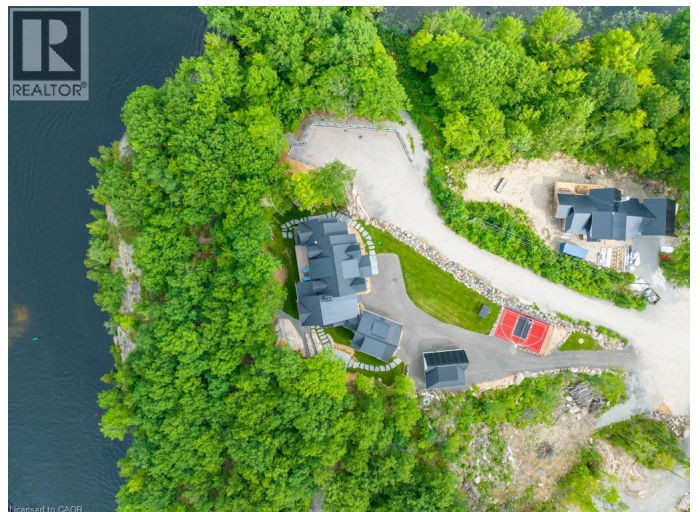
\$3,450,000

7 Bedroom, 5.00 Bathroom, 6,785 sqft

Single Family on 1.59 Acres

SE53 - Rural Severn, Port Severn, Ontario

An architectural masterpiece on Gloucester Pool, this stunning waterfront retreat is a seamless blend of modern luxury & natural beauty. Designed by award-winning David Small Designs & crafted by Profile Custom Homes, this year-round sanctuary offers ultimate privacy, impeccable craftsmanship & breathtaking views. Step into the dramatic 2-story foyer, where soaring ceilings & open-concept design set the stage for effortless entertaining. The expansive living space flows seamlessly to a spacious deck featuring an outdoor kitchen & BBQ, perfect for hosting under the stars. A true showstopper, the Muskoka Room boasts a grand stone wood-burning fireplace & beverage station, creating the ultimate space for relaxation. The main level is anchored by a serene primary suite with spa-like 5-pc ensuite & generous walk-in closet. A stylish home office/library, dreamy laundry room & mudroom with built-in pet wash station & thoughtfully designed spaces add to the home's exceptional functionality. Upstairs, four additional bedrooms & two baths offer comfort & privacy, while a versatile loft provides extra space for work or play. The lower level is designed for entertainment & rejuvenation, featuring a spacious rec & games area with bar, two additional bedrooms, a full bath, private gym & ample storage. Walk out to a flagstone patio with serene water views, making every moment feel like a getaway. This property is equipped with



state-of-the-art mechanicals, net-zero certification with solar & stunning granite pathways leading to a custom-designed sports court. A detached workshop with additional vehicle storage completes this extraordinary offering. Located on the Trent Severn Waterway—just one lock from Georgian Bay—this rare find provides convenient access to golf courses, skiing, shopping, and restaurants. With easy access to Highway 400 and just 1.5 hours from the GTA, this waterfront dream home is an unparalleled opportunity to own a piece of paradise.

(id:6289)

Built in 2023

Essential Information

Listing #	40761037
Price	\$3,450,000
Bedrooms	7
Bathrooms	5.00
Half Baths	1
Square Footage	6,785
Acres	1.59
Year Built	2023
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	3524 Isla Way
Subdivision	SE53 - Rural Severn
City	Port Severn
Province	Ontario
Postal Code	L0K1S0

Amenities

Amenities	Golf Nearby, Marina
Utilities	Electricity

Features	Cul-de-sac, Conservation/green belt, Country residential
Parking Spaces	16
Parking	Attached Garage
# of Garages	1
View	Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer, Wine Fridge
Heating	Propane In Floor Heating, Forced air, Heat Pump
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Propane, Wood
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Wood
Exterior Features	Lawn sprinkler
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office THE AGENCY



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