

\$3,450,000 - 3524 Isla Way, Severn (port Severn)

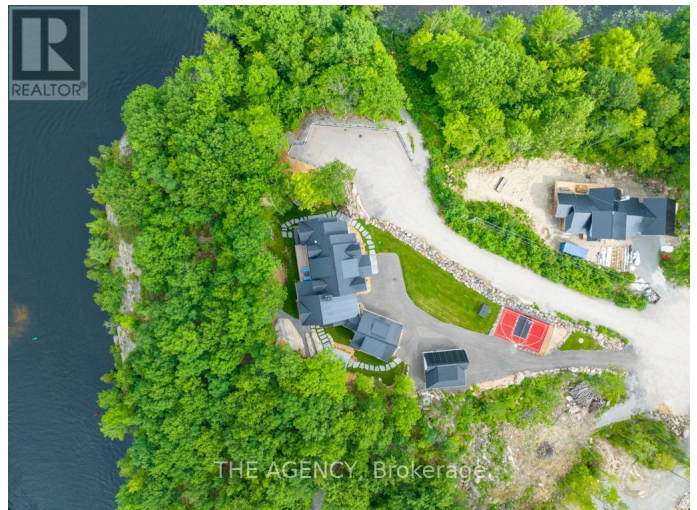
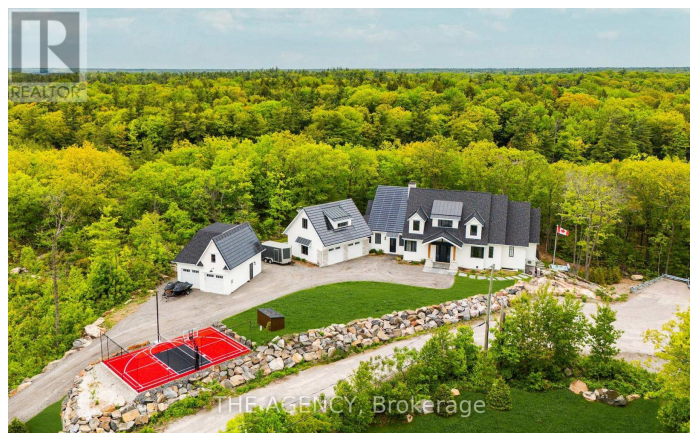
MLS® #S12348543

\$3,450,000

7 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Port Severn, 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 homes exceptional functionality. Upstairs, four additional bedrooms & two bathsoffer 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)

Essential Information

Listing #	S12348543
Price	\$3,450,000
Bedrooms	7
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3524 Isla Way
Subdivision	Port Severn
City	Severn (port Severn)
Province	Ontario
Postal Code	L0K1S0

Amenities

Amenities	Golf Nearby, Marina, Fireplace(s)
Utilities	Cable, Electricity
Features	Cul-de-sac, Wooded area, Irregular lot size, Conservation/green belt, Solar Equipment
Parking Spaces	16
Parking	Attached Garage, Garage
# of Garages	2

View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Barbeque, Hot Tub, Water Heater - Tankless, Water Heater, Water Treatment, Dishwasher, Dryer, Freezer, Stove, Wine Fridge, Refrigerator
Heating	Other Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Wood
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	326 x 412 FT
Foundation	Poured Concrete

Listing Details

Listing Office	THE AGENCY
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