

\$950,000 - 3801 Wood Avenue, Severn (west Shore)

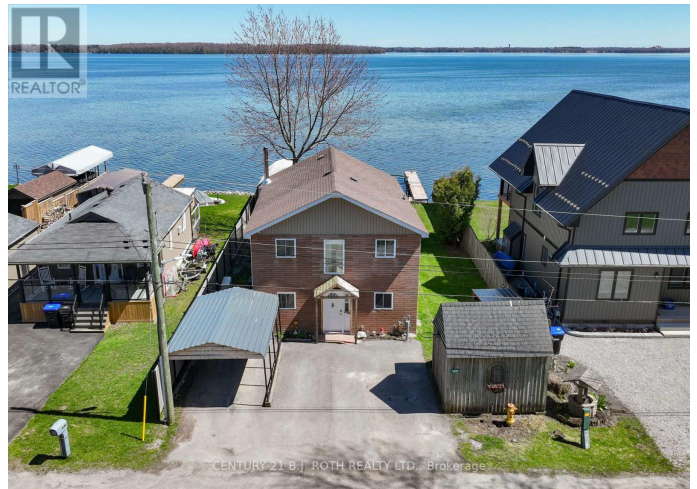
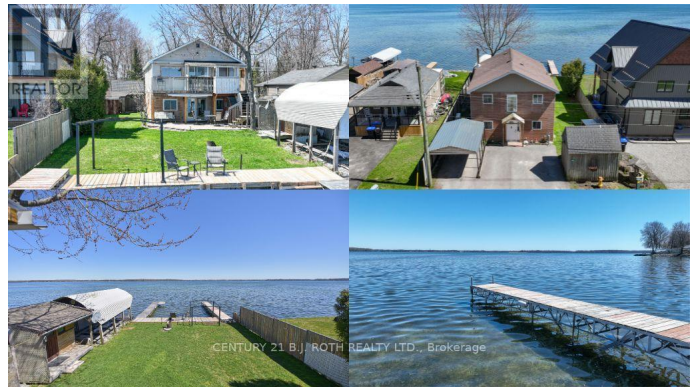
MLS® #S12406942

\$950,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

West Shore, Severn (west Shore), Ontario

Nestled on the serene shores of Lake Couchiching, just a stone's throw away from the vibrant city of Orillia and a mere 1.5-hour drive from the bustling heart of the Greater Toronto Area, awaits a charming 3-bedroom retreat that epitomizes lakeside living at its finest. Step through the front door into a world of rustic elegance, where warm wood accents and expansive windows frame breathtaking views of the tranquil waters beyond. The spacious living area beckons with its inviting ambiance, offering the perfect space to unwind beside a crackling fireplace on cool evenings or gather with loved ones for lively conversation. The adjacent kitchen is a chef's delight, boasting modern appliances, ample counter space, and a convenient breakfast bar for casual dining. Whether preparing a gourmet feast or a quick snack, the panoramic vistas of the lake provide an inspiring backdrop to every culinary endeavor. Wake up to the gentle sound of lapping waves and savor your morning coffee on the expansive deck overlooking the water, where every sunrise promises a new day of adventure and discovery. Outside, the property unfolds into a private oasis. Spend lazy afternoons lounging on the deck, soaking up the sun's rays, or venture down to the water's edge to dip your toes in the cool, clear lake. With its idyllic location just outside of Orillia, residents enjoy easy access to a wealth of recreational activities, from boating and fishing to hiking and cycling. Explore the charming shops and



restaurants of downtown Orillia, or embark on a day trip to nearby attractions such as Casino Rama or the scenic trails of the Simcoe County forests. Whether you're seeking a peaceful weekend retreat or a year-round residence, this stunning lakeside home offers the perfect blend of comfort and natural beauty, inviting you to experience the quintessential Canadian lifestyle in style.

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Essential Information

Listing #	S12406942
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3801 Wood Avenue
Subdivision	West Shore
City	Severn (west Shore)
Province	Ontario
Postal Code	L3V6H3

Amenities

Amenities	Beach, Park
Utilities	Cable, Electricity, Natural Gas Available, Electricity Connected, Sewer
Parking Spaces	3
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dryer, Sauna, Stove, Washer, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Exterior

Exterior	Brick Facing, Vinyl siding
Lot Description	51 x 140 FT under 1/2 acre
Foundation	Concrete, Slab

Listing Details

Listing Office CENTURY 21 B.J. ROTH REALTY LTD.



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