

\$2,199,000 - 1372 Division Road E, Severn

MLS® #S12418148

\$2,199,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Severn, Severn, Ontario

INDULGE IN LUXURY ON 2.1 ACRES WITH BREATHTAKING VIEWS, SHARED OWNERSHIP OF AN ADDITIONAL 32 ACRES, & A MAN-MADE LAKE!! Enter a realm of unrivalled elegance and awe-inspiring beauty! This jaw-dropping executive bungalow, set on 2.1 private acres, offers an extraordinary lifestyle with shared ownership of a human-made lake and 32 surrounding acres. The lake is perfect for swimming, stand-up paddleboarding, kayaking, winter hockey, or skating while stocked with smallmouth bass. Just moments from Simcoe County Forest trails, snowmobile trails, skiing, and outdoor adventures are at your doorstep. The curb appeal is simply unmatched, from the striking stone and board-and-batten exterior to the lofty peaked rooflines. Inside, nearly 4,600 finished square feet of open-concept living space showcases expansive lake views through large windows, highlighted by exquisite Brazilian cherry flooring and elegant tray ceilings with pot lights. The heart of this home is the high-end chef's kitchen, with granite countertops, top-tier appliances, an abundance of cabinetry, and a large island with seating. The spacious primary bedroom features a private deck, a walk-in closet, and a luxurious 5-piece ensuite. The custom, one-of-a-kind wrought-iron staircase gracefully leads to the walkout basement, where you'll find radiant heated floors, a spacious rec room with a bar area, three bedrooms, an indoor spa/hot tub room, and a full bathroom. Step



into the 3-season Muskoka room for the ultimate in relaxation and entertaining. A triple car insulated and heated garage with high ceilings, a circular driveway with ample parking, and significant updates like newer shingles, A/C, and a boiler hot water tank for radiant heat make this a truly exceptional property. Live the life you've always dreamed of in a home that has it all! (id:6289)

Essential Information

Listing #	S12418148
Price	\$2,199,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1372 Division Road E
Subdivision	Rural Severn
City	Severn
Province	Ontario
Postal Code	L3V0X8

Amenities

Amenities	Schools, Golf Nearby
Features	Wooded area, Sump Pump
Parking Spaces	13
Parking	Attached Garage, Garage
# of Garages	2
View	View of water, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Central Vacuum, Range, Water Heater - Tankless, Water Heater, Dishwasher, Dryer, Freezer, Garage door opener, Microwave, Oven, Hood Fan, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood, Stone
Exterior Features	Landscaped
Lot Description	311.7 x 396.1 FT 2 - 4.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX HALLMARK PEGGY HILL GROUP REALTY



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