

\$799,900 - 2656 Westshore Crescent, Severn (west Shore)

MLS® #S12439891

\$799,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

West Shore, Severn (west Shore), Ontario

6 Things You'll Love About 2656 Westshore Crescent: 1. Direct Waterfront Access. Enjoy 101 ft of canalfrontage with your own private dock, leading directly out to Lake Couchiching. Your boating and lakeside adventures start right in your backyard. 2. Stunning Open-Concept Living. The updated kitchen is a showstopper with its soaring cathedral ceiling and large island, flowing into a cozy sunken living room with a gas fireplace. It's perfect for modern living and entertaining. 3. Effortless Main-Floor Living. This move-in-ready bungalow features 3 bedrooms, 2 updated bathrooms, and a convenient main-floor laundry room, making life simple and accessible. 4. Your Private Outdoor Oasis. Relax or entertain on the walkout deck overlooking a large, private backyard. A handy shed provides extra storage for all your waterfront toys and tools. 5. The Heated Double Garage. A true Canadian luxury! The garage features in-floor heating and a convenient inside entry, keeping you and your vehicles warm all winter. 6. Fantastic Location & Perks. Located on a very private and family-friendly crescent, all while being just 15 minutes from Orillia and a short walk from the local school and parks. Plus, enjoy access to a community-owned residents-only waterfront park and sandy beach for a small annual fee of \$35 per year.

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Essential Information

Listing #	S12439891
Price	\$799,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2656 Westshore Crescent
Subdivision	West Shore
City	Severn (west Shore)
Province	Ontario
Postal Code	L3V6H3

Amenities

Amenities	Golf Nearby, Beach, Park, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Garage door opener, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Aluminum siding, Brick
Exterior Features	Landscaped

Lot Description 101 x 197.4 FT ; 39.12 x 220.81 x 101 x 197.38 ft|under 1/2 acre
Foundation Block

Listing Details

Listing Office COLDWELL BANKER THE REAL ESTATE CENTRE



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