

# \$1,099,900 - 1415 Cunningham Crescent, Severn

MLS® #S12449187

**\$1,099,900**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Rural Severn, Severn, Ontario

Welcome to 1415 Cunningham Cres in Severn! Nestled on the edge of Orillia's desirable North Ward, this lovingly maintained 3-bedroom, 3-bathroom two-storey waterfront home offers the perfect blend of comfort, convenience, and lifestyle. Situated on a peaceful canal with direct access to Lake Couchiching, enjoy effortless boating, fishing, and water sports right from the dock in your own backyard. The main floor features a spacious sunken living room with a cozy gas fireplace and soaring vaulted ceilings, creating a warm and inviting atmosphere, as well as an office, family room, kitchen with pantry and a large dining room. Upstairs you will find 3 bedrooms including a primary with ensuite. You'll also appreciate the space to relax on the large back deck with a pergola, and room for toys in the attached 2 car garage with inside entry, and the peace of mind that comes with a steel roof! Just steps from scenic walking trails and minutes to all amenities, with quick access to Highway 11, this home is ideal for both relaxed living and active lifestyles and could make the perfect family home or weekend retreat. Don't miss this rare opportunity to own waterfront property in one of the area's most sought-after neighbourhoods. (id:6289)



## Essential Information

Listing #	S12449187
Price	\$1,099,900

Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	1415 Cunningham Crescent
Subdivision	Rural Severn
City	Severn
Province	Ontario
Postal Code	L3V7E1

### Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

### Exterior

Exterior	Wood
Lot Description	75 x 200 FT
Foundation	Block, Slab

### Listing Details

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