

\$2,199,900 - 3547 Lauderdale Pt. Crescent, Severn

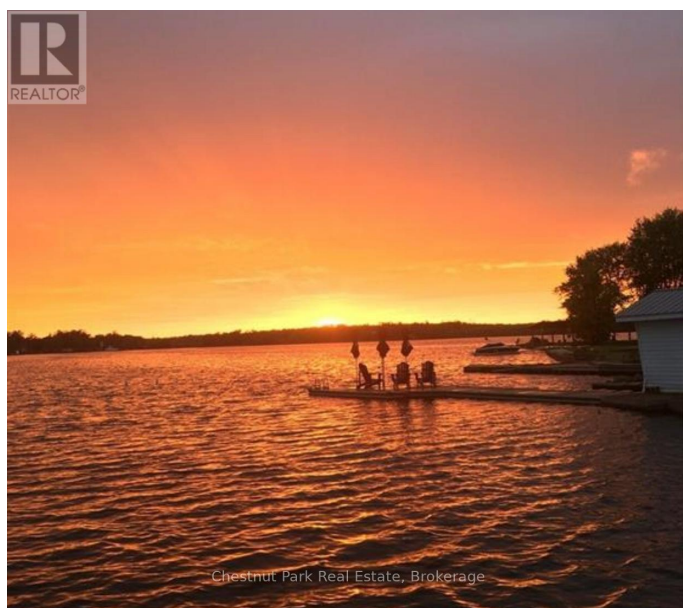
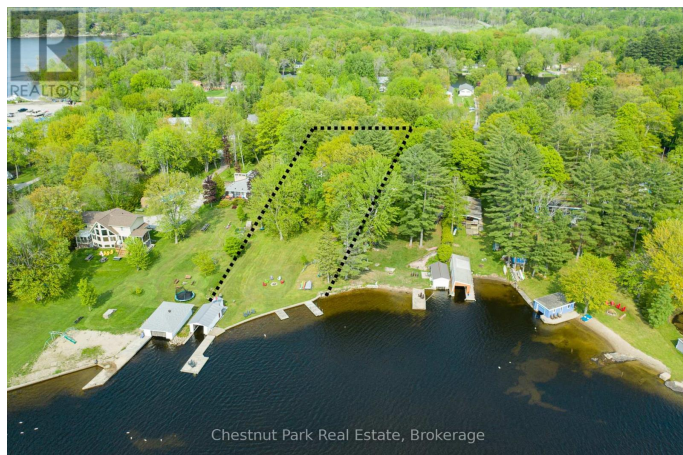
MLS® #S12451023

\$2,199,900

3 Bedroom, 3.00 Bathroom,
Single Family on 99.00 Acres

Rural Severn, Severn, Ontario

HIGHLY COVETED *SPARROW LAKE*
SUNSET SHORE LAKEHOUSE with easy
year round, paved municipal road access. This
custom built year round home or 4-seasons
cottage offers over 3,100 sq.ft. of living space
with not 1 but 2 MAIN FLOOR BEDROOMS &
2 ENSUITE BATHROOMS plus an additional
private lofted guest suite to accommodate
family & friends. Great room features soaring
cathedral ceilings, a stunning stone fireplace &
magnificent window wall to the lake where you
will enjoy the most incredible sunsets ALL
YEAR LONG. Discerning buyers, get out your
check list & prepare to be impressed - this
property is well appointed throughout. ENJOY
LIFE, PLAY EVERY DAY or WORK IF YOU
MUST from the private main floor office with
plenty of room for 2 desks. Ideal for
entertaining, the newer chef's DREAM
KITCHEN comes complete with a breakfast
counter, large centre island & an eat-in area.
Plus there is a second dining room & living
room which flow effortlessly out to the cozy
Muskoka room. Side entry & decking makes
BBQing a breeze! Gracing the bungalow level
are the master suite with 5-piece ensuite,
massive walk-in closet & private lakeside deck,
main floor laundry & pantry, plus you will
absolutely love the oversized second main
floor bedroom with ensuite privilege
(previously used as an artisan's studio so it
even has its own separate entrance). Triple
detached garage provides 2 bays for vehicles,
oodles of storage room, plus an extended full



workshop with 2 man doors. The upper loft offers 11'x32' of flex space for games or storage. With 2 shore docks you can use one just for lakeside yoga if you'd like! A rare single wet slip boathouse, sandy shore & play area complete this incredible package. Level lot is ideal for all ages & ranges of mobility. Large firepit at the shore & lots of room for a pool w lake views should a buyer wish to explore. Relax, swim, fish, or boat to Lake Couchiching & Lake Simcoe in one direction & Georgian Bay in the other (go around the world if you want). (id:6289)

Essential Information

| | |
|-----------|---------------|
| Listing # | S12451023 |
| Price | \$2,199,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Acres | 99.00 |
| Type | Single Family |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|------------------------------|
| Address | 3547 Lauderdale Pt. Crescent |
| Subdivision | Rural Severn |
| City | Severn |
| Province | Ontario |
| Postal Code | P0E1N0 |

Amenities

| | |
|----------------|---|
| Amenities | Marina, Fireplace(s) |
| Utilities | Electricity, Wireless |
| Features | Cul-de-sac, Wooded area, Partially cleared, Level |
| Parking Spaces | 8 |
| Parking | Detached Garage, Garage |
| # of Garages | 2 |
| View | View, Lake view, Direct Water View |
| Is Waterfront | Yes |

Waterfront

Waterfront

Interior

| | |
|-----------------|---|
| Appliances | Central Vacuum, Dishwasher, Dryer, Garage door opener, Microwave, Washer, Wine Fridge, Refrigerator |
| Heating | Propane Forced air |
| Cooling | Central air conditioning |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| # of Stories | 2 |
| Basement | Separate entrance |

Exterior

| | |
|-------------------|-------------|
| Exterior | Stone, Wood |
| Exterior Features | Landscaped |
| Foundation | Concrete |

Listing Details

Listing Office Chestnut Park Real Estate



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