

# \$1,029,990 - 3031 Sandy Acres Avenue, Severn (west Shore)

MLS® #S12460527

**\$1,029,990**

4 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

West Shore, Severn (west Shore), Ontario

Serenity Bay by LIV Communities- Where Luxury Meets Lakeside Living. Welcome to Serenity Bay, an exclusive private lakeside community by LIV Communities, perfectly nestled along the tranquil shores of Lake Couchiching in Severn, Ontario. Designed for those who value elegance, space, and a true connection to nature, Serenity Bay captures the essence of refined Muskoka-inspired living only minutes from Orillia's vibrant amenities. This exceptional collection of large detached homes, bungalows, and townhomes offers timeless architectural design, open-concept layouts, and upscale finishes that elevate every moment at home. Expansive windows frame serene woodland views, while thoughtful craftsmanship and modern appointments create an atmosphere of effortless sophistication. Residents of Serenity Bay enjoy a rare blend of privacy and convenience from nearby golf courses, marinas, and scenic trails to charming local shops and restaurants. Every day feels like a retreat, yet everything you need is just minutes away. (id:6289)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | S12460527   |
| Price     | \$1,029,990 |
| Bedrooms  | 4           |
| Bathrooms | 4.00        |

|            |               |
|------------|---------------|
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3031 Sandy Acres Avenue |
| Subdivision | West Shore              |
| City        | Severn (west Shore)     |
| Province    | Ontario                 |
| Postal Code | L3V0Y4                  |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |
| View           | Direct Water View       |
| Is Waterfront  | Yes                     |
| Waterfront     | Waterfront              |

### Interior

|              |                          |
|--------------|--------------------------|
| Heating      | Natural gas Forced air   |
| Cooling      | Central air conditioning |
| # of Stories | 2                        |
| Has Basement | Yes                      |

### Exterior

|                 |                 |
|-----------------|-----------------|
| Exterior        | Brick           |
| Lot Description | 49.7 x 151.5 FT |
| Foundation      | Concrete        |

### Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | PMA BRETHOUR REAL ESTATE CORPORATION INC. |
|----------------|-------------------------------------------|



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