

# \$1,549,900 - 141 Shanagarry Drive, Selwyn

MLS® #X12192970

**\$1,549,900**

5 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Selwyn, Selwyn, Ontario

Welcome to Lakeside Elegance in the Kawarthas! This stunning all-brick bungalow sits on a 2.66 acre lot with ultimate privacy, a beautifully landscaped yard surrounded with mature trees and exclusive deeded access to Chemong Lake. Step inside to an open-concept main level boasting a Chefs kitchen w/pantry, a spacious island, new premium stainless steel appliances, a great room with soaring vaulted ceilings, enormous windows throughout, gleaming hardwood floors, a cozy gas fireplace with a seamless walkout to a composite deck accented with a gazebo overlooking serene natural vistas. A convenient main-floor laundry sits next to a spacious powder room with access to an oversized 2.5 car garage. The primary suite offers it's own 3-sided fireplace, a spa-inspired 6-piece ensuite complete with a soaker tub, a Roman glass shower, bidet & separate his & hers vanities with walk-in closets. A versatile office/den completes the primary suite with a walk-out to the deck. The 2nd bdrm enjoys access to it's own 4-pc bath. The fully finished lower level offers towering ceilings, a generous family rm, 3rd gas fireplace, walkout access to a stone patio, 4-pc semi-ensuite bath, & 3 additional bdrms designed with guests or family in mind. Enjoy the luxury of deeded waterfront access, complete with a boat launch & private dock perfect for exploring the renowned Trent-Severn Waterway or casting a line in some of the regions best fishing spots. Mins to recreational facilities including a sports



complex, 3 golf courses, a curling rink, baseball diamond & School bus stop at your doorstep. Located in the sought-after hamlet of Ennismore, just minutes from Bridgenorth, 15 minutes to PRHC (hospital), easy access to Hwy 115 and 407. With over 4000+sqft living space, this immaculate home reflects true pride of ownership and presents a rare opportunity to enjoy refined lakeside living at its finest. Simply move in and begin your next chapter in luxury. OPEN HOUSE June 7 & 8, 2-4pm (id:6289)

**Essential Information**

|            |               |
|------------|---------------|
| Listing #  | X12192970     |
| Price      | \$1,549,900   |
| Bedrooms   | 5             |
| Bathrooms  | 4.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 141 Shanagarry Drive |
| Subdivision | Selwyn               |
| City        | Selwyn               |
| Province    | Ontario              |
| Postal Code | K0L1T0               |

**Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Marina, Fireplace(s)                           |
| Utilities      | Cable, Electricity, Natural Gas Available      |
| Features       | Wooded area, Irregular lot size, Level, Gazebo |
| Parking Spaces | 12                                             |
| Parking        | Attached Garage, Garage                        |
| # of Garages   | 2                                              |

## Interior

|                 |                                                                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Garage door opener remote(s), Central Vacuum, Water softener, Water Treatment, Blinds, Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator |
| Heating         | Natural gas Forced air                                                                                                                                             |
| Cooling         | Central air conditioning                                                                                                                                           |
| Fireplace       | Yes                                                                                                                                                                |
| # of Fireplaces | 3                                                                                                                                                                  |
| # of Stories    | 1                                                                                                                                                                  |
| Has Basement    | Yes                                                                                                                                                                |
| Basement        | Walk out                                                                                                                                                           |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Brick                                                                     |
| Exterior Features | Landscaped                                                                |
| Lot Description   | 255.9 x 411.5 FT ; 154ft x 162ft x 411.54ft x256ft x 353ft 2 - 4.99 acres |
| Foundation        | Concrete                                                                  |

## Listing Details

Listing Office ROYAL HERITAGE REALTY LTD.



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