



3265 Bond Road, Severn, ON L0K 2B0 • \$749,900.00 • MLS# 276192

This 2-storey waterfront home – completely renovated and modernized in the past year with upgrades including engineered floors, LED lighting, new doors and trim work – is built on a small island accessed via a short, privately-owned bridge. The property is located on an inlet at the north end of Lake Couchiching that gives boating access throughout the Trent Severn Waterway.

The island has approximately 127 ft. of frontage along Bond Road and 542 ft. of linear waterfront, all in a natural setting with good shore fishing, abundant wildlife, great kayaking and canoeing.

The home measures 2,542 sq. ft. above grade and 3,268 sq. ft. totally finished with 4 bedrooms and 2.5 bathrooms .

The layout includes an inviting 2-storey entrance foyer; open concept kitchen, living room and L-shaped dining room; 4-season sunroom with French door to access the side yard deck. There is also a main floor 2-piece powder room with laundry facilities.

The second floor includes 3 bedrooms and the main 5-piece bathroom which also offers semi-ensuite access to one of the bedrooms. The master bedroom with its new propane fireplace and 4-piece ensuite are located above the double garage.

A mostly finished basement area includes family room; den/office with sliding patio doors to the waterfront; utility/furnace room and access to a single slip wet boathouse that measures 9'4" x 19'5". The wet boathouse has been renovated with new cribbing and beams to support the structure and new decking has been installed.

The attached double garage measures 18'8" x 20'4" and has an automatic garage door opener with remote plus inside security entrance to the basement. Outbuildings include a detached garage – 16' x 22' – that is insulated and drywalled plus has a storage loft. There is a small bunkie at the water's edge, approximately 300 sq. ft. in size.

Mechanical services include a new forced air propane furnace; new central air conditioning; 100 amp hydro service. A new Waterloo Biofilter septic system was installed in 2019 (waterloo-biofilter.com). Water is drawn from the inlet via a heated water line and processed through a water treatment system and UV light.

Property taxes are \$3,998.85 in 2020. This property is easy to view and ready for you to move in and enjoy!



Bunkie



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Front foyer with 2-storey entrance, 15'6" high.



Living room with propane fireplace.



Carpeted family room with electric wall fireplace in the mostly-finished basement.



Interior of the attached double garage.



Basement den/office with sliding patio doors to the waterfront.

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The kitchen is stunning with lots of storage, quartz counter tops, farmhouse-style stainless steel sink and centre island with breakfast bar. Four stainless steel appliances are included: built-in dishwasher, built-in microwave, stove and refrigerator.



Four-season sunroom off the main living area/kitchen, with a wall of windows overlooking the water and a French door access to the side yard deck and yard.



The single slip wet boathouse measures 9'4" x 19'5". It has been renovated with new cribbing and beams to support the structure and new decking has been installed.

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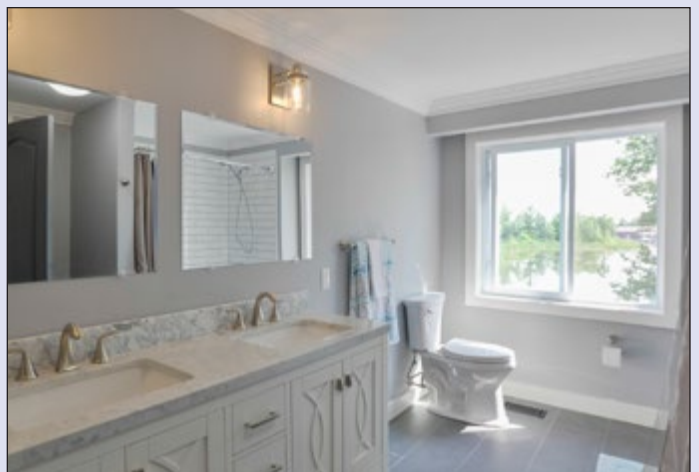
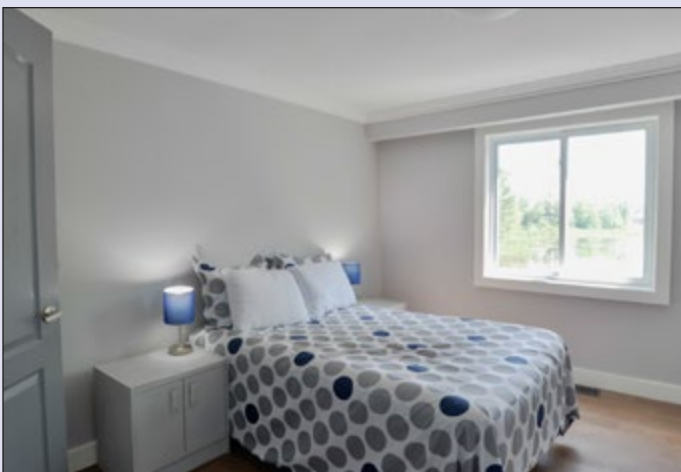


The master bedroom, located above the garage, measures 20' 6 x 19' 1" and has a vaulted ceiling with beams, corner propane fireplace, walk-in closet, 4-piece ensuite bathroom and a walkout to a small upper deck and stairs to the backyard.



The 2nd floor includes 3 bedrooms with engineered flooring.

The main 5-piece bathroom with ceramic tile floor, also offers semi-ensuite access to one of the bedrooms.



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