

# 3146 CECIL Road, Severn, Ontario P0E 1N0

Listing

Client Full

**3146 CECIL Rd Severn**

MLS®#: 40421525

**Active / Residential**

Price: **\$1,725,000**

## Simcoe County/Severn/SE53 - Rural Severn

1.5 Storey/House



Water Body: **Severn**

Type of Water: **River**



	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**

Baths (F+H): **2 (1 + 1)**

SF Fin Total: **2,039**

AG Fin SF Range: **2001 to 3000**

AG Fin SF: **2,039/Other**

DOM/CDOM **22/22**

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$4,673.00/2022**

### Remarks/Directions

**Public Rmks** **This beautiful 1.16 acre waterfront property is well-suited to both active adventurers and those seeking a relaxed atmosphere to relax and unwind. In the spacious year-round cottage featuring an open kitchen and dining area, large family room, newly-finished Muskoka Room/bedroom and plenty of deck space, the breathtaking long views of the Severn River are always in sight. 3 bedrooms, generous sleeping loft, and insulated bunkie provide ample room for family and friends. The gently-sloping lot meets the shoreline with deep-water docking, where two docks, boat lift and pwc lift await your watercrafts. A sandy beach, sport court and bonfire area beckon fun times from sunny mornings to well into starlit evenings. Being adjacent to acres of Crown Land offers an opportunity for hikers and trail riders to explore the natural beauty of the area through all the seasons. If you're an angler or enjoy boating, you'll love this property's prime location on the Severn between The Swift Lock and Sparrow Lake, which provides excellent fishing opportunities for bass, pickerel, and other species. Boaters, paddle boarders, kayakers can explore the waterway and its scenic surroundings or venture out to Lakes Couchiching and Simcoe, Georgian Bay and beyond, making it an ideal spot for water sports enthusiasts. An oversized double garage provides plenty of shop and storage space for vehicles and equipment, while generous parking makes it easy to accommodate guests. \*\*Property inclusions list available - furniture, kayaks, 2012 Wake Edition with lift and trailer, fishing rods, wakeboards, etc. \*\***

Directions: **HWY 11 to SOUTH SPARROW LAKE RD. to ORIMAT RD. to CECIL RD.**

### Common Elements

#### Waterfront

Features: **Beach Front, Riverfront, Trent System**

Dock Features: **Boat Launch, Boat Lift**

Dock Type: **Private Docking**

Shoreline: **Deep, Mixed, Rocky, Sandy, Shallow**

Shore Rd Allow **Owned**

Channel Name:

Boat House

Frontage: **116.00**

Exposure: **North**

Island Y/N: **No**

#### Auxiliary Buildings

Building Type      Beds      Baths      # Kitchens      Winterized

**Other**                     **No**

**Garage**                     **No**

**Bunkhouse**      **1**                **Yes**

#### Exterior

Exterior Feat: **Backs on Greenbelt, Deck(s), Fishing, Year Round Living**

Construct. Material: **Board & Batten**

Roof:

**Asphalt Shingle**

Shingles Replaced **2011** Foundation: **Block** Prop Attached: **Detached**  
 Year/Desc/Source// Apx Age: **31-50 Years**  
 Property Access: **Boat Access, Private Road, Year Round Road** Rd Acc Fee:  
 Other Structures: **Shed** Winterized: **Fully Winterized**  
 Garage & Parking **Detached Garage//Private Drive Double Wide//Gravel Driveway**  
 Parking Spaces: Driveway Spaces: **10.0** Garage Spaces: **2.0**  
 Services: **Cell Service, Electricity, High Speed Internet Avail**  
 Water Source: **Lake/River** Water Trmt: **UV System** Sewer: **Septic**  
 Lot Size Area/Unit: **1.160/Acres** Acres Range: **0.50-1.99** Acres Rent:  
 Lot Front (Ft): **117.00** Lot Depth (Ft): Lot Shape:  
 Location: **Rural** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Greenbelt/Conservation** Retire Com:  
 View: **Trees/Woods, Water**

### Interior

Interior Feat: **Ceiling Fans, Guest Accommodations, Propane Tank, Water Heater Owned, Water Treatment, Workshop**  
 Basement: **Crawl Space** Basement Fin: **Unfinished**  
 Laundry Feat: **Inside, Laundry Room, Main Level**  
 Cooling: **Central Air, Ductless, Wall Unit**  
 Heating: **Forced Air-Propane**  
 Under Contract: **Propane Tank** Contract Cost/Mo:  
 Inclusions: **Dryer, Furniture, Microwave, Refrigerator, Stove, Washer, Window Coverings, Other**  
 Add Inclusions: **Furnishings and most accessories included**  
 Exclusions: **Dining Table, side table in Bonus Room**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 6 CON 12 MATCHEDASH PT 2, 51R20156; SEVERN**  
 Zoning: **SR** Survey: **None/**  
 Assess Val/Year: **\$507,000/2022** Hold Over Day  
 PIN: **586020459** Occupant Type: **Owner**  
 ROLL: **435105000240401** Deposit: **100,000.00**  
 Possession/Date: **Flexible/**

### Brokerage Information

List Date: **05/17/2023**  
 List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Broker**  


Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Marnie Clarke, Salesperson  
 Date Prepared: 06/08/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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