

# 3241 ST AMANT Road, Severn, Ontario L0K 1S0

Listing

Client Full  
**Active / Residential**

**3241 ST AMANT Rd Severn**

MLS®#: 40513508

Price: **\$515,000**

## Simcoe County/Severn/SE57 - Coldwater



### Bungalow Raised/House

	Beds	Baths	Kitch
Lower	1	1	
Main	2	1	1

Beds (AG+BG): **3 (2 + 1)**  
 Baths (F+H): **2 (1 + 1)**  
 SF Fin Total: **1,400**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,400/Other**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,643.00/2022**

### Remarks/Directions

Public Rmks: **Welcome to Port Severn This 3 bedroom 2 bath home sits on 0.373 acres just minutes from Little lake where you can launch your boat to the Trent Severn waterway.**

Directions: **HWY 400 TO EXIT 156 TO ST AMANT ROAD**

### Common Elements

#### Exterior

Construct. Material: <b>Hardboard</b>	Foundation: <b>Block</b>	Roof: <b>Asphalt Shingle</b>
Shingles Replaced: <b>2009</b>		Prop Attached: <b>Detached</b>
Year/Desc/Source: <b>//</b>		Apx Age: <b>51-99 Years</b>
Other Structures: <b>Shed</b>		Winterized:
Garage & Parking: <b>Detached Garage//Private Drive Single Wide</b>		Garage Spaces: <b>2.0</b>
Parking Spaces: <b>4</b>	Driveway Spaces: <b>2.0</b>	Sewer: <b>Septic</b>
Water Source: <b>Drilled Well</b>	Water Tmnt:	Sewer:
Lot Size Area/Units: <b>0.370/Acres</b>	Acres Range: <b>0.50-1.99</b>	Acres Rent:
Lot Front (Ft): <b>101.00</b>	Lot Depth (Ft): <b>381.00</b>	Lot Shape:
Location: <b>Rural</b>	Lot Irregularities:	Land Lse Fee:
Area Influences: <b>Beach, Lake Access, Park, Place of Worship, River/Stream</b>		Fronting On: <b>South</b>
Topography:		

#### Interior

Interior Feat: **Ceiling Fans, Other**

Basement: **Full Basement**      Basement Fin: **Fully Finished**

Laundry Feat: **In Basement**

Cooling: **Central Air**

Heating: **Propane**

Inclusions: **Dishwasher, Refrigerator, Stove, Washer**

### Property Information

Common Elem Fee: <b>No</b>	Local Improvements Fee:
Legal Desc: <b>PT SW1/2 LT 18 CON 13 TAY PT 1 &amp; 2, RD397; SEVERN</b>	Survey: <b>Unknown/</b>
Zoning: <b>R-1</b>	Hold Over Days:
Assess Val/Year: <b>\$195,000/2022</b>	Occupant Type: <b>Owner</b>
PIN: <b>585990102</b>	Deposit: <b>5%</b>
ROLL: <b>435104000942800</b>	
Possession/Date: <b>Flexible/</b>	

### Brokerage Information

List Date: **11/15/2023**

List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port**

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Myan Mclean, Employee  
 Date Prepared: 11/15/2023

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