

# 3297 POINT BUSH Court, Severn, Ontario L0K 1S0

Client Full  
**Active / Residential**

**3297 POINT BUSH Ct Severn**

Listing ID: 40584439

Price: **\$899,000**

## Simcoe County/Severn/SE53 - Rural Severn

### Bungalow/House



	Beds	Baths	Kitch
Main	3	2	

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **3,456**  
 AG Fin SF Range: **3001 to 4000**  
 AG Fin SF: **3,456/Plans**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,397.00/2023**

Next OH: **Public: Sat May 11, 1:00PM-3:00PM**

### Remarks/Directions

Public Rmks: **Welcome to Bush Court, an extraordinary residence nestled in the heart of Port Severn, offering a tranquil escape on just under an acre of land abutting Crown Land for unrivaled privacy. This distinguished property boasts 3 generously proportioned bedrooms and 2 bathrooms, including an expansive oversized two-car garage. Step out onto the deck to behold the lush backyard adorned with authentic Muskoka granite outcroppings and a cozy firepit, creating the perfect ambiance for outdoor gatherings and starlit evenings. With two distinct living areas, this home effortlessly caters to the dynamic needs of a modern family, providing ample space for both togetherness and solitude. Residents enjoy easy access to a wealth of attractions, including esteemed restaurants, spas, the LCBO, groceries, and public lake access with a boat ramp to the serene waters of Gloucester Pool, Little Lake, Georgian Bay, and the Trent Severn Waterway. Whether indulging in water sports, fishing excursions, golfing adventures, snowmobiling, or simply basking in the beauty of nature, this location caters to diverse leisure pursuits. Experience the best of waterfront living with captivating water views on both sides of the home, completing this exceptional offering.**

Directions: **Baguley Road to Point Bush Court**

### Exterior

Exterior Feat:	<b>Landscaped</b>				
Construct. Material:	<b>Solid Brick</b>			Roof:	<b>Asphalt Shingle</b>
Shingles Replaced:		Foundation:	<b>Block</b>	Prop Attached:	<b>Detached</b>
Year/Desc/Source:	//			Apx Age:	<b>31-50 Years</b>
Other Structures:	<b>None</b>			Winterized:	
Garage & Parking:	<b>Attached Garage//Private Drive Double Wide</b>			Garage Spaces:	<b>2.0</b>
Parking Spaces:	<b>8</b>	Driveway Spaces:	<b>6.0</b>	Licen Dwelling:	<b>No</b>
Parking Level/Unit:		Parking Assigned:		Sewer:	<b>Septic</b>
Services:	<b>Cell Service, Electricity, High Speed Internet</b>			Acres Rent:	
Water Source:	<b>Well</b>	Water Tmnt:		Lot Shape:	
Lot Size Area/Units:	<b>0.580/Acres</b>	Acres Range:	<b>&lt; 0.5</b>	Land Lse Fee:	
Lot Front (Ft):	<b>119.00</b>	Lot Depth (Ft):		Retire Com:	<b>No</b>
Location:	<b>Rural</b>	Lot Irregularities:		Fronting On:	<b>West</b>
Area Influences:	<b>Corner Site, Landscaped, Place of Worship</b>				
View:					
Topography:	<b>Sloping</b>				

### Interior

Interior Feat:	<b>None</b>				
Basement:	<b>Full Basement</b>	Basement Fin:	<b>Partially Finished</b>		
Laundry Feat:	<b>Laundry Room, Main Level</b>				
Cooling:	<b>Central Air</b>				
Heating:	<b>Forced Air-Propane</b>				
Fireplace:	<b>/Propane</b>			FP Stove Op:	
Under Contract:	<b>Propane Tank</b>			Contract Cost/Mo:	
Lease to Own:	<b>None</b>				
Inclusions:	<b>Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Washer</b>				

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>PCL 19-1 SEC 51M204; LT 19 PL 51M204 TAY S/T LT96989; S/T LT55345; TAY</b>	Survey:	<b>Unknown/</b>
Zoning:	<b>RS</b>	Hold Over Days:	<b>60</b>
Assess Val/Year:	<b>\$375,000/2024</b>	Occupant Type:	<b>Tenant</b>
PIN:	<b>585990046</b>		
ROLL:	<b>435104000944919</b>	Deposit:	<b>5000</b>
Possession/Date:	<b>Immediate/</b>		

### Brokerage Information

List Date: **05/08/2024**  
 List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I**

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Source Board: The Lakelands Association of REALTORS®  
Prepared By: Bob Emmett, Salesperson  
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