

Property Client Full

1719 Ellis Road, Severn, Ontario L0K 1E0

Listing

1719 Ellis Rd Severn

Active / Residential Freehold / Detached

MLS®#: S12209106

List Price: \$1,399,000

Price Decrease

Simcoe/Severn/Rural Severn



Tax Amt/Yr: \$4,578.00/2024 Transaction: Sale
SPIS: No DOM: 34
Legal Desc: LT 18 PL 1275 MATCHEDASH; SEVERN

Style: Bungalow Rooms Rooms+: 7+0
Fractional Ownership: No BR BR+: 3(3+0)
Assignment: Baths (F+H): 2(1+1)
Link: No SF Range: 1500-2000
Storeys: 1.0 SF Source:
Lot Irreg: Lot Acres:
Lot Front: 102.00 Fronting On: S
Lot Depth: 393.00
Lot Size Code: Feet
Zoning: SR1
Dir/Cross St: IRISH LINE

PIN #:	740640296	ARN #:	435105000378400	Contact After Exp:	No
Holdover:	30	Possession Date:			
Possession:	FLEXIBLE				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Board/Batten, Wood	Water:	Other
Fam Rm:	Yes	Garage:	Yes	Water Meter:	
Basement:	Yes/Crawl Space	Gar/Gar Spcs:	Detached Garage/1.0		Boathouse, Dock, Trent
Fireplace/Stv:	Yes	Drive Pk Spcs:	10.00	Waterfront Feat:	System, Waterfront -
Fireplace Feat:	Wood	Tot Pk Spcs:	11.00		Deeded, Waterfront -
Interior Feat:	Air Exchanger, Auto	UFFI:	No	Waterfront Struc:	Deeded Access, Winterized
	Garage Door Remote,	Pool:	None		Bunkie, Wet Boathouse-
	Carpet Free, Generator -	Room Size:		Well Capacity:	Single
	Full, Primary Bedroom -	Energy Gener:	Other	Well Depth:	
	Main Floor, Storage	Rural Services:		Sewers:	Septic
Heat:	Forced Air, Propane	Security Feat:		Special Desig:	Unknown
A/C:	Yes/Central Air			Farm Features:	
Central Vac:	No			Winterized:	Fully
Apx Age:	51-99				
Property Feat:	Clear View, Lake Access,				
	Lake/Pond, Sloping,				
	Waterfront, Wooded/Treed				
Exterior Feat:	Deck, Landscaped, Privacy,				
	Recreational Area, Year				
	Round Living				
Roof:	Metal				
Foundation:	Block, Piers				
Soil Type:					
Alternate Power:	Other, Unknown				
Water Name:	Maclean Lake				
Waterfront Y/N:	Yes	Waterfront:	Direct	Waterfront Frontage (M):	31.00
Water Struct:	Bunkie, Wet Boathouse-	Easements/Restr:	Unknown		
	Single				
Water Features:	Boathouse, Dock, Trent System, Waterfront - Deeded, Waterfront - Deeded Access, Winterized				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Private Road				
Shoreline:	Mixed, Natural	Shoreline Exposure:	South/East		
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Water	Lot Shape:	Irregular	Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: Charming Waterfront Retreat on MacLean Lake. Experience the epitome of lakeside living with this stunning 1,784 sq ft home nestled on the serene shores of MacLean Lake in Severn, Ontario. Boasting 100 feet of prime waterfront, this 3-bedroom, 2-bathroom residence offers an idyllic escape for those seeking tranquility and natural beauty. This home boasts 3 generously sized bedrooms and 2 bathrooms to provide ample space for family and guests. An expansive deck faces the water, perfect for entertaining or enjoying peaceful sunsets. Walkout to the deck from the sunken living room to enjoy your early morning coffee. The charming bunkie offers extra space for visitors, ensuring comfort and privacy. A boathouse to secure your watercraft and enjoy easy access to the lake. Equipped with a standby generator for uninterrupted power and a cozy fireplace for cooler evenings. Featuring a board and batten exterior complemented by a sturdy steel roof, combining rustic charm with longevity. Whether you're seeking a year-round residence or a seasonal getaway, this property offers the perfect blend of comfort, functionality, and natural beauty. Don't miss the opportunity to own this exceptional waterfront home on MacLean Lake.

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Prepared By: LAURA BILLINGS, REALTOR Salesperson

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