

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: **FLEXIBLE** Possession Date:

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 System, Waterfront - Deeded, Waterfront - Deeded Access, Winterized
Fireplace/Stv: Yes	Drive Pk Spcs: 10.00	Waterfront Feat:
Fireplace Feat: Wood	Tot Pk Spcs: 11.00	Bunkie, Wet Boathouse-Single
Interior Feat: Air Exchanger, Auto Garage Door Remote, Carpet Free, Generator - Full, Primary Bedroom - Main Floor, Storage	UFFI: No	Waterfront Struct:
Heat: Forced Air, Propane	Pool: None	Well Capacity:
A/C: Yes/Central Air	Room Size: Other	Well Depth:
Central Vac: No	Energy Gener: Other	Sewers: Septic
Apx Age: 51-99	Rural Services:	Special Desig: Unknown
Property Feat: Clear View, Lake Access, Lake/Pond, Sloping, Waterfront, Wooded/Treed	Security Feat:	Farm Features:
Exterior Feat: Deck, Landscaped, Privacy, Recreational Area, Year Round Living		Winterized: Fully
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-Single	Easements/Restr: Unknown	
Water Features: Boathouse, Dock, Trent System, Waterfront - Deeded, Waterfront - Deeded Access, Winterized	Dev Charges Paid:	HST App To SP: Included In
Under Contract:		
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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