

Property Client Full

3278 Russell Drive, Severn, Ontario L0K 1S0

Listing

3278 Russell Dr Severn

Active / Residential Freehold / Detached

MLS®#: **S12312791**

List Price: **\$1,150,000**

New Listing

Simcoe/Severn/Port Severn



Tax Amt/Yr:	\$3,962.00/2024	Transaction:	Sale
SPIS:	No	DOM	1
Legal Desc:	LOT 4 PLAN 51M855; SEVERN		
Style:	Bungalow	Rooms Rooms+:	7+0
Fractional Ownership:	No	BR BR+:	3(3+0)
Assignment:	No	Baths (F+H):	3(2+1)
Link:	No	SF Range:	1500-2000
Stores:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	0.50 - 1.99
Lot Front:	115.00	Fronting On:	W
Lot Depth:	316.80		
Lot Size Code:	Feet		
Zoning:	SR2		
Dir/Cross St:	NARROWS RD + RUSSELL DRIVE		

PIN #:	585990187	ARN #:	435104000947215	Contact After Exp:	No
Holdover:	60	Possession Date:			
Possession:	TBA				

Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Vinyl Siding	Utilities:	No Gas, Hydro, No Sewers, No Cable, Telephone Available
Fam Rm:	Yes	Drive:	Front Yard	Water:	Well
Basement:	No/None	Garage:	Yes	Water Sup Type:	Drilled Well
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Attached Garage/3.0	Water Meter:	
Fireplace Feat:	Living Room, Propane	Drive Pk Spcs:	6.00	Waterfront Feat:	
Interior Feat:	Air Exchanger, Auto Garage Door Remote, Water Heater Owned	Tot Pk Spcs:	9.00	Waterfront Struc:	
	Heat Pump, Other Fuel	UFFI:	No	Well Capacity:	
Heat:	Yes/Wall Unit	Pool:	None	Well Depth:	
A/C:	No	Room Size:		Sewers:	Septic
Central Vac:	No	Rural Services:		Special Desig:	Unknown
Apx Age:	0-5	Security Feat:	Carbon Monoxide Detectors	Farm Features:	
POTL/Mnth Fee:	No			Winterized:	
Retirement:	No				
Property Feat:	Beach, Golf, Hospital, Library, Marina, School				
Exterior Feat:	Hot Tub				
Roof:	Asphalt Shingle				
Foundation:	Insulated Concrete Form, Poured Concrete, Slab				
Soil Type:					
Access Feat:	32 Inch Min Doors, Hallway Width 42 Inches or More, Hard/Low Nap Floors				
Waterfront Y/N:	No	Waterfront:		Waterfront Frontage (M):	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
View:	Forest	Lot Shape:		Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **Welcome to this stunning modern bungalow, offering the perfect blend of style, space, and seclusion. Nestled on a beautifully private 0.845-acre lot and surrounded by mature trees and forested views, this home provides an exceptional sense of peace and privacy. With 1,750 square feet of thoughtfully designed living space, this 3-bedroom, 3-bathroom residence features a bright and airy open-concept layout ideal for both daily living and entertaining. The seamless flow between the kitchen, dining, and living areas is enhanced by clean modern finishes and expansive windows that invite the outdoors in. Radiant floor heating runs throughout the entire home and garage, adding year-round comfort and warmth to every space. Enjoy the convenience of a spacious 3-car garage, offering ample room for vehicles, storage, or workshop needs. Whether you're hosting guests or enjoying quiet evenings at home, this beautifully designed bungalow is a true retreat just waiting to be enjoyed.**

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

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: **07/30/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Dining Room	Main	4.67 M X 5.54 M	15.32 Ft x 18.17 Ft		

Living Room	Main	5.17 M X 4.54 M	16.96 Ft x 14.89 Ft	
Kitchen	Main	3.36 M X 5.86 M	11.02 Ft x 19.22 Ft	
Laundry	Main	2.26 M X 5.02 M	7.41 Ft x 16.46 Ft	
Bedroom	Main	2.96 M X 3.27 M	9.71 Ft x 10.72 Ft	
Bedroom	Main	3.04 M X 2.76 M	9.97 Ft x 9.05 Ft	
Primary Bedroom	Main	3.86 M X 3.71 M	12.66 Ft x 12.17 Ft	W/I Closet
Family Room	Main	4.2 M X 3.56 M	13.77 Ft x 11.67 Ft	
Bathroom	Main			2
Bathroom	Main			3
Bathroom	Main			4