

Property Client Full

1572 Laughlin Falls Road, Severn, Ontario L0K 1E0

Listing

1572 Laughlin Falls Rd Severn

Active / Residential Freehold / Detached

MLS®#: **S13620712**

List Price: **\$1,249,900**

New Listing

Simcoe/Severn/Rural Severn



Tax Amt/Yr: **\$3,981.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **5**
Legal Desc: **PT LT 4, CON 2, Matchedash PT 3, 51R-17100; Severn**

Style: **2 Storey** Rooms Rooms+: **7+0**
Fractional Ownership: **BR BR+: 3(3+0)**
Assignment: **Baths (F+H): 3(2+1)**
Link: **No** SF Range: **2000-2500**
Stores: **2.0** SF Source: **Plans**
Lot Irreg: **Lot Acres: 0.50 - 1.99**
Lot Front: **214.91** Fronting On: **N**
Lot Depth: **204.90** Builder Name:
Lot Size Code: **Feet**
Zoning: **RR**
Dir/Cross St: **Taylor Line & Laughlin Falls Rd**

PIN #:	585950066	ARN #:	435105000115902	Contact After Exp:	No
Holdover:	60			Survey Year/Type:	None
Possession:	TBA	Possession Date:			
Kitch Kitch +	1 (1+0)	Exterior:	Alum Siding, Vinyl Siding	Utilities:	No Gas, Hydro, No Sewers, No Cable, Telephone Available
Fam Rm:	Yes	Garage:	Yes	Water:	Well
Basement:	/None	Gar/Gar Spcs:	Attached Garage/1.0	Water Supply Type:	Drilled Well
Fireplace/Stv:	Yes	Drive Pk Spcs:	7.00	Water Meter:	No
Fireplace Feat:	Propane	Tot Pk Spcs:	8.00	Waterfront Feat:	Not Applicable
Interior Feat:	Auto Garage Door Remote, Carpet Free, Central Vacuum, Propane Tank, Storage, Upgraded Insulation, Water Heater, Water Heater Owned, Water Softener, Water Treatment, Workbench	Pool:	Inground	Waterfront Struc:	Not Applicable
Parking Feat:	Private Triple	Room Size:	Cell Services, Telephone Available, Electrical, Garbage Pickup, Internet High Speed, Internet Other, Recycling Pickup	Well Capacity:	18.00
Heat:	Heat Pump	Rural Services:	Carbon Monoxide Detectors, Smoke Detector	Well Depth:	Septic
Heat Source:	Propane	Security Feat:		Sewers:	Unknown
A/C:	Yes/Central Air			Special Desig:	
Central Vac:	Yes			Farm Features:	Fully
Apx Age:	31-50			Winterized:	
Elevator:	No/				
Laundry Lev:	Upper				
Property Feat:	Beach, Clear View, Golf, Hospital, Level, Fenced Yard				
Exterior Feat:	Deck, Hot Tub, Landscaped, Porch, Year Round Living				
Roof:	Metal				
Foundation:	Block, Poured Concrete				
Topography:	Dry, Level, Wooded/Treed				
Soil Type:					
Lease To Own Items:	None				
Waterfront Y/N:	No	Waterfront:	None	Island YN:	
Water Struct:	Not Applicable	Easements/Restr:			
Under Contract:	Propane Tank	Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Yr Rnd Municipal Rd			Lot Size Source:	GeoWarehouse
View:	Clear	Lot Shape:	Rectangular		

Remarks/Directions

Client Rmks: **POOL! HOT TUB! Experience the perfect blend of modern comfort and country charm in this beautifully maintained 3-bedroom home, nestled on a peaceful 1-acre lot just minutes from the village of Coldwater. Surrounded by mature trees and open space, this property offers the serenity of country living while remaining close to local shops, restaurants, and everyday amenities. Step inside to a bright, open-concept main floor where large windows fill the home with natural light, creating a warm and inviting atmosphere. The beautifully renovated kitchen is the heart of the home, featuring sleek cabinetry, stainless steel appliances, and a spacious centre island that's perfect for entertaining or gathering with family. The seamless flow between the kitchen, dining, and living areas makes everyday living both comfortable and functional. Upstairs, soaring cathedral ceilings enhance the sense of space, while the generous primary suite provides the perfect retreat with a luxurious 5-piece ensuite complete with a soaker tub, glass-enclosed shower, double vanity, and quality finishes throughout. Outside, your own private backyard oasis awaits. Spend warm summer days enjoying the in-ground pool, then unwind in the newly installed hot tub (2026) under the stars. The expansive yard offers plenty of room for entertaining, gardening, or simply**

relaxing and taking in the peaceful surroundings. Additional highlights include a durable metal roof, ample parking, generous outdoor space, and endless opportunities to enjoy the best of rural living. Whether you're searching for a full-time residence or a place to escape the hustle and bustle, this exceptional property delivers modern style, outstanding outdoor amenities, and the charm of country living just minutes from Coldwater.

Inclusions: Stainless Steel fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Hot tub (2026), pool accessories, central vac accessories, garage door opener (2), sheds, light fixtures and window coverings.

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **08/04/2026**

Rooms

MLS® #: S13620712

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	5.82 M X 4.61 M	19.09 Ft x 15.12 Ft		Built-in Speakers, Centre Island, Eat-In Kitchen
Living Room	Main	3.55 M X 5.96 M	11.65 Ft x 19.55 Ft		W/O To Garage
Dining Room	Main	3.47 M X 7.16 M	11.38 Ft x 23.49 Ft		
Sunroom	Main	4.67 M X 5.19 M	15.32 Ft x 17.03 Ft		
Primary Bedroom	Second	5.77 M X 7.65 M	18.93 Ft x 25.10 Ft		
Bedroom	Second	2.82 M X 3.47 M	9.25 Ft x 11.38 Ft		
Bedroom	Second	2.78 M X 6.01 M	9.12 Ft x 19.72 Ft		
Bathroom	Ground			2	
Bathroom	Second			4	
Bathroom	Second			4	

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