

Property Client Full

1886 Laughlin Falls Road, Severn, Ontario L0K 1E0

Listing

1886 Laughlin Falls Rd Severn

Active / Residential Freehold / Detached

MLS®#: S13802874

List Price: **\$1,289,000**

New Listing



Simcoe/Severn/Rural Severn

Tax Amt/Yr: **\$6,377.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT S 53 ACRES S1/2 LT 4 CON 1 MATCHEDASH; PT N PT S1/2 LT 4 CON 1 MATCHEDASH PT 4, 51R19831; SEVERN**

Style: **2 Storey** Rooms Rooms+: **10+4**
 Fractional Ownership: **No** BR BR+: **4(4+0)**
 Assignment: **No** Baths (F+H): **4(3+1)**
 Link: **No** SF Range: **2500-3000**
 Storeys: **2.0** SF Source: **Other**
 Lot Irreg: Lot Acres: **2 - 4.99**
 Lot Front: **200.00** Fronting On: **S**
 Lot Depth: **592.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **RR**
 Dir/Cross St: **Lovering Line & Laughlin Falls Road**

PIN #:	585950017	ARN #:	435105000100812	Contact After Exp:	No
Holdover:	60			Survey Year/Type:	None
Possession:	30 days	Possession Date:			
Kitch Kitch +	1 (1+0)	Exterior:	Board/Batten, Brick	Utilities:	No Gas, Hydro, No
Fam Rm:	Yes	Garage:	Yes		Sewers, No Cable,
Basement:	Yes/Full	Gar/Gar Spcs:	Attached Garage/2.0		Telephone Available
Fireplace/Stv:	Yes	Drive Pk Spcs:	8.00	Water:	None
Fireplace Feat:	Wood Stove	Tot Pk Spcs:	10.00	Water Supply Type:	Drilled Well
Interior Feat:	Air Exchanger, Auto	UFFI:	No	Water Meter:	
	Garage Door Remote,	Pool:	None	Waterfront Feat:	
	Carpet Free, Built-In Oven,	Room Size:		Waterfront Struc:	
	Primary Bedroom - Main	Rural Services:		Well Capacity:	
	Floor, Propane Tank,	Security Feat:	Carbon Monoxide	Well Depth:	
	Storage, Water Heater,		Detectors, Smoke	Sewers:	Septic
	Water Heater Owned,		Detector	Special Desig:	Unknown
	Water Treatment			Farm Features:	
Parking Feat:	Private Triple, Circular			Winterized:	Fully
	Drive, Available				
Heat:	Baseboard, Forced Air				
Heat Source:	Electric, Propane				
A/C:	Yes/Central Air				
Central Vac:	No				
Apx Age:	6-15				
POTL/Mnth Fee:	No				
Elevator:	No/				
Laundry Lev:	Main				
Retirement:	No				
Property Feat:	Arts Centre, Beach, Golf,				
	Hospital, Level, Library				
Exterior Feat:	Deck, Landscaped, Porch,				
	Privacy, Year Round Living				
Roof:	Asphalt Shingle				
Foundation:	Block, Concrete Block				
Topography:	Dry, Flat, Level,				
	Wooded/Treed				
Soil Type:					
Access Feat:	None				
Phys Hdcp-Eqp:	No				
Waterfront Y/N:	No	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:	Propane Tank	Dev Charges Paid:		HST App To SP:	Included In
View:	Clear, Forest, Garden,	Lot Shape:	Rectangular	Lot Size Source:	MPAC
	Trees/Woods				

Remarks/Directions

Client Rmks: **Custom-Built Cape Cod 2-Storey (2017) on 2.72 Acres in the Community of Coldwater! Offering over 4,800 sq. ft. of total living space, this stunning home features a bright white kitchen with an oversized island, soaring 18-ft family room ceilings, a wood-burning fireplace, spacious living and dining areas, and hardwood floors throughout. The main-floor primary suite boasts a luxurious 6-piece ensuite and two walk-in closets, while three additional bedrooms are located on the upper level. Designed for both family living and entertaining, the fully finished lower level offers two additional bedrooms, including one with six built-in bunk beds-perfect for hosting family and guests. The lower level also features two recreation areas, ample storage space, and a full bathroom, making it ideal for an in-law suite or extended family**

accommodations. Enjoy the beauty of every season from the inviting 3-season Muskoka room, overlooking the private backyard and surrounding natural landscape. Set on a beautifully landscaped and fully treed 200 x 592-ft lot, the property features a mix of ash, oak, and maple trees, with trails winding throughout the grounds for year-round enjoyment. A paved driveway provides ample parking and leads to this peaceful private retreat, offering picturesque backyard views and exceptional privacy, all within the welcoming community of Coldwater.

Inclusions:

Stainless steal fridge, stainless steal built in oven, stainless steal built in microwave, gas cook top, dishwasher, hood fan, washer, dryer, all existing light fixtures, Murphy bed upstairs, built in bunkbeds downstairs, wood pile, and quonset hut

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

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

Date Prepared: **09/18/2026**

Rooms

MLS®#: S13802874

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	4.06 M X 5.55 M	13.32 Ft x 18.21 Ft		Granite Counter
Breakfast	Main	4.06 M X 2.62 M	13.32 Ft x 8.60 Ft		
Sunroom	Main	4.29 M X 2.92 M	14.07 Ft x 9.58 Ft		
Laundry	Main	6.15 M X 2.44 M	20.18 Ft x 8.01 Ft		
Dining Room	Main	3.89 M X 3.68 M	12.76 Ft x 12.07 Ft		Hardwood Floor, Large Window
Living Room	Main	6.35 M X 6.81 M	20.83 Ft x 22.34 Ft		Hardwood Floor, Walk-Out, Wood Stove
Office	Main	3.96 M X 3.91 M	12.99 Ft x 12.83 Ft		
Primary Bedroom	Main	4.47 M X 6.22 M	14.67 Ft x 20.41 Ft		W/I Closet
Bedroom	Second	3.96 M X 5.66 M	12.99 Ft x 18.57 Ft		
Bedroom	Second	3.86 M X 6.2 M	12.66 Ft x 20.34 Ft		Murphy Bed
Bedroom	Second	3.86 M X 5.69 M	12.66 Ft x 18.67 Ft		
Recreation	Lower	6.3 M X 10.41 M	20.67 Ft x 34.15 Ft		Laminate
Exercise Room	Lower	3.96 M X 10.39 M	12.99 Ft x 34.09 Ft		Laminate
Bathroom	Main			6	
Bathroom	Main			2	
Bathroom	Upper			4	
Bathroom	Lower			3	

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