

$1,100,000

- 4 beds
- 4 baths
- Single Family
- Single Family
- 2500 - 3000 sq ft

3587 LAUDERDALE POINT CRESCENT, SEVERN, ONTARIO, CANADA, P0E1N0

https://www.gtarealestates.com

Welcome to your private Trent-Severn waterfront oasis . Nestled on a quiet, year-round municipally maintained cul-de-sac, this premium, level pie-shaped lot boasts over 120 feet of stunning waterfront, just a stone’s throw from the mouth of beautiful Sparrow Lake. Offering over 2,800 sq. ft. of thoughtfully designed living space, perfectly suited for both relaxed family...

Rooms & Units Descr

RoomType1: Kitchen
RoomLength1: 3.97
RoomDimensions1: 3.97 m X 3.33 m
RoomLevel2: Main level
RoomWidth2: 1.1
RoomType3: Bathroom
RoomLength3: 2.4
RoomDimensions3: 2.4 m X 1.9 m
RoomLevel4: Main level
RoomWidth4: 3.59
RoomType5: Recreational, Games room
RoomLength5: 6.46
RoomDimensions5: 6.46 m X 3.49 m
RoomLevel6: Main level
RoomWidth6: 5.71
RoomType7: Primary Bedroom
RoomLength7: 4.53
RoomDimensions7: 4.53 m X 4.36 m
RoomLevel8: Main level
RoomWidth8: 3.25
RoomType9: Bathroom
RoomLength9: 2.14
RoomDimensions9: 2.14 m X 2.56 m
RoomLevel10: Upper Level
RoomWidth10: 4.65
RoomType11: Bedroom 3
RoomLength11: 3.84
RoomDimensions11: 3.84 m X 2.59 m
RoomLevel12: Upper Level
RoomWidth12: 1.9
RoomLevel1: Main level
RoomWidth1: 3.33
RoomType2: Partial bathroom
RoomLength2: 1.34
RoomDimensions2: 1.34 m X 1.1 m
RoomLevel3: Main level
RoomWidth3: 1.9
RoomType4: Dining room
RoomLength4: 6.24
RoomDimensions4: 6.24 m X 3.59 m
RoomLevel5: Main level
RoomWidth5: 3.49
RoomType6: Great room
RoomLength6: 6.42
RoomDimensions6: 6.42 m X 5.71 m
RoomLevel7: Main level
RoomWidth7: 4.36
RoomType8: Bedroom 2
RoomLength8: 3.56
RoomDimensions8: 3.56 m X 3.25 m
RoomLevel9: Main level
RoomWidth9: 2.56
RoomType10: Primary Bedroom
RoomLength10: 4.99
RoomDimensions10: 4.99 m X 4.65 m
RoomLevel11: Upper Level
RoomWidth11: 2.59
RoomType12: Bathroom
RoomLength12: 3.37
RoomDimensions12: 3.37 m X 1.9 m

Location Details



City: Severn

Province: Ontario

Property Details

SubdivisionName: Rural Severn

ArchitecturalStyle: Bungalow

Levels: 1

Stories: 1

FrontageLength: 124 ft ,8 in

Property Features

LotFeatures: Landscaped

Heating: Forced air

HeatingFuel: Propane

CoolingYN: True

Cooling: None

ParkingTotal: 8

OpenParkingYN: False

GarageYN: True

AttachedGarageYN: True

CarportYN: False

FireplacesTotal: 2

FireplaceFuel: Pellet

FireplaceFeatures: Stove

PoolYN: False

ViewYN: True

View: River view,Lake view,Direct Water View

WaterfrontYN: True

WaterBodyName: Trent Severn River

Sewer: Septic System

Courtesy of

OfficeName: RE/MAX WEST REALTY INC.

Office ID: 275900

ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 8

ArchitecturalStyle: Bungalow

Heating: Forced air

Sewer: Septic System

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

CarportYN: No

CoolingYN: Yes

FireplaceFeatures: Stove

OpenParkingYN: No

GarageYN: Yes

PoolYN: No

Cooling: None

Total Fireplaces: 2