

\$949,900 - 2 DUNLOP Drive

Listing ID: 40599465

\$949,900

4 Bedrooms, 4 Bathrooms, 0.44 acres

Single Family

2 DUNLOP Drive, Severn, Ontario,

L0K1E0

WELCOME TO 2 DUNLOP DRIVE ON THE SERENE SHORE OF THE COLDWATER RIVER. THE .44-ACRE CORNER LOT PROVIDES 103 FEET OF WATERFRONT ACCESS, AMPLE PARKING, AND IS A SHORT DISTANCE FROM HIGHWAY 400 FOR EASY COMMUTING, HIGHWAY 12, AND THE QUANT TOWN OF COLDWATER. IN THIS BEAUTIFULLY MANICURED 2164 SQUARE FOOT BUNGALOW ARE FOUND 4 BEDROOMS, 3 AND A HALF BATHS, ATTACHED GARAGE, MODERN KITCHEN WITH STAINLESS STEEL APPLIANCES, AND OPEN CONCEPT DESIGN. THE SPACIOUS BUT FUNCTIONAL LAYOUT GIVES A FEEL OF PRIVACY TO THE 3 BEDROOMS, INCLUDING THE PRIMARY WITH A 4-PIECE SPA INSPIRED ENSUITE, AND CONVENIENT MAIN FLOOR LAUNDRY. WHEN ENTERING THE FRONT FOYER, THE HALL LEADS TO THE IN-LAW SUITE, NEWLY ADDED IN 2024, WITH A BEDROOM, 4-PIECE ENSUITE, AND DEN OFFERING A VIEW OF MATURE TREES AND THE QUIET RIVER. IN THE FINISHED BASEMENT THERE IS MORE ROOM

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TO RELAX, AMPLE STORAGE SPACE, AND HALF BATH. THROUGH THE INSULATED AND HEATED GARAGE, DOWN THE STAIRS, IS ANOTHER PARTIALLY FINISHED SPACE, CURRENTLY USED AS A MAN CAVE. IN THE HALLWAY AND IN THE PRIMARY BEDROOM ARE WALK OUTS TO THE BACK DECK/PATIO AREA AND THE LARGE FENCED-IN BACKYARD. ALSO A DRILLED WELL INSTALLED IN 2017. FOR OUTDOOR ENTHUSIASTS, EASY ACCESS TO THE COLDWATER RIVER FOR CANOEING OR KAYAKING AND NEARBY IS BONAIRE GOLF COURSE. WITH A QUICK 20 MINUTES TO ORILLIA, 30 MINUTES TO BARRIE, AND 1.5 HOURS TO TORONTO, THIS IS A PERFECT LOCATION. SIT ON THE DECK SIPPING MORNING COFFEE WHILE OVERLOOKING THE RIVER AND WATCHING THE BIRDS AS 2 DUNLOP CREATES THE PERFECT PLACE FOR TRANQUIL LIVING. BOOK YOUR PERSONAL TOUR TODAY! (id:50245)

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Listing Office: Bob Bush Realty Inc., Brokerage