

# \$2,499,900 - 3547 LAUDERDALE POINT Crescent

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## Listing ID: 40605145

**\$2,499,900**

3 Bedrooms, 3 Bathrooms, 1.25 acres

Single Family

3547 LAUDERDALE POINT Crescent,  
Severn Bridge, Ontario, P0E1N0

HIGHLY COVETED SPARROW LAKE  
SUNSET SHORE LAKEHOUSE with easy  
year round paved municipal road access.

This custom built year round home or  
4-seasons cottage offers spacious bungalow  
living with not 1 but 2 MAIN FLOOR  
BEDROOMS & 2 ENSUITE

BATHROOMS plus an additional private  
lofted guest suite to accommodate family &  
friends. Great room features soaring  
cathedral ceilings, a stunning stone fireplace  
& magnificent window wall to the lake  
where you will enjoy the most incredible  
sunsets ALL YEAR LONG. For the most  
discerning of buyers, get out your check list  
and prepare to be impressed - this property  
is well appointed throughout. ENJOY LIFE,  
PLAY EVERY DAY or WORK IF YOU  
MUST from the private main floor office  
with plenty of room for 2 desks. Newer  
chef's dream kitchen with breakfast counter,  
a large centre island & an eat-in area as  
well. The formal dining room & sitting  
room lead out to the cozy lakeside, screened  
Muskoka room. Main floor master suite  
boasts a massive walk-in closet & walk-out  
to private decking. Main floor laundry & a  
full wall of storage closets in the hall. And  
you will absolutely love the oversized  
second main floor bedroom with ensuite

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privilege (previously used as an artisan's studio so it even has it's own separate entrance). Triple detached garage provides 2 bays for vehicles, oodles of storage room, plus an extended full workshop with 2 man doors. The upper loft offers 11'x32' of flex space for games or storage. With 3 shore docks you can use one just for lakeside yoga if you'd like! A rare single wet slip boathouse, sand beach & play area complete this incredible package. Level lot is ideal for all ages. Large firepit at the shore & lots of room for a pool w lake views should a buyer wish to explore. Relax, swim, fish, or boat to Lake Couchiching & Lake Simcoe in one direction & Georgian Bay in the other (go around the world if you want). Call today for further details & to arrange for your viewing of this Sparrow Lake gem.  
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