

# \$849,900 - 2012 WAINMAN Line

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## Listing ID: 40614131

**\$849,900**

4 Bedrooms, 3 Bathrooms, 7.29 acres

Single Family

2012 WAINMAN Line, Severn, Ontario,  
L0K1E0

Enjoy the tranquility of country living in this lovely rural Bungalow on approx. 7 acres w/stone exterior and manicured lawn. Detached Double Garage with 100 amp service, auto garage opener and large gravel driveway. The main floor features Living rm. w/hardwood flooring & propane fireplace with custom stone surround. The bright eat in Country Kitchen offers lots of cabinetry plus a walkout to the deck overlooking the heated onground pool & fenced in yard. Relax and listen to the peace and quiet while watching the sun set over the forest behind. 3 Bdrms. w/hardwood floors including Primary Bdrm. w/3pc. Ensuite with jetted tub. Updated 4pc. Bath w/tile floors. The full, finished Basement features a large Family rm. w/wet Bar area. There is a 4th Bdrm. And a 2pc. Bath w/laundry area. The original laundry closet could be reutilized and the 2pc. Bath converted to a full bath. Home is serviced by 200 amp service, Propane Furnace, Central Air, Drilled well w/Water Softener & UV system, Septic, & High Speed internet through Bell. Paved road, just minutes to Orillia and Coldwater. Desirable Marchmont School district. Uthhoff Trail abuts the property offering easy access for walking or biking. New Roof Installed

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2021, New Eavestrough (House & Garage)  
June 2024, Boiler for Basement in-floor  
heat & on demand HWT May 2024 & New  
Propane Furnace November 2023.  
(id:50245)

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