

# **\$779,900 - 3305 SUMMERHILL Way**

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## **Listing ID: 40619500**

**\$779,900**

2 Bedrooms, 3 Bathrooms, 2278

Single Family

3305 SUMMERHILL Way, Severn,  
Ontario, L3V0E1

Enjoy all this gated Waterfront community has to offer. Over 300' of private beachfront on Lk Couchiching, Dock, Marine house w/washrm, fireplace, sitting area, firepit, & Gazebo. Meticulously maintained 2+1 Bdrm, 3 Bath, Ranch Bungalow (w/1 of the only 4 deep lots in the development). Stone walkway leads to the covered front verandah where you can relax & unwind. Open concept Living area. Kitchen w/granite countertop, double sinks, backsplash, Cabinets w/glass inserts & custom Ora China cabinet/Pantry w/pull outs in front hallway. Living rm. w/corner Gas FP & walkout to extended deck w/aluminum & glass railing, under deck lighting, & widened stairs leading to manicured, spacious, fully fenced back yard w/patio area & fire pit. 2 Bdrms on mn flr. Incl. Primary Bdrm w/WO to Deck, shiplap feature wall, walk in closet, & 4 pc. Ensuite w/Dble Vanity w/granite top & walk in Glass & tile shower. 4pc. Main Bath w/tile surround. Mn. Flr. Laundry. Full, finished Basement w/Guest/Sitting rm, Family rm., 4pc. Bath & spacious finished Storage rm. Upgrades incl. 9' ceilings & Hardwood on mn flr., Ceramic tile in Kitchen & main flr. Baths, main flr. freshly painted, Central Air. Central Vac, Crown moulding-main

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level, Pot Lights, Mirage retractable screen door @ front entry, new storm door in Primary suite w/screen option, In ground sprinklers (front & rear yard), Dri-core subfloor w/luxury vinyl plank flr. in bsmt storage area. Nothing to do but move in and relax. \$305 monthly fee covers Common area maintenance, grass cutting & driveway snow removal! (id:50245)

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