

**3601 Uhthoff Line**  
Severn, ON



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**\$1,199,000**

**3 Bedrooms | 2 Bathrooms | 2,112 Sqft**

Gorgeous custom built 7 yr. old home on 2 acres just 5 min. to Orillia. 3+1 Bdrms., 2 Baths. Full, bright Walkout Basement w/french doors to stamped concrete patio & pool. Great rm. w/tray ceiling, pot lights, speakers & Propane FP. Custom Kitchen by Muskoka Custom Carpentry w/builtins & pullouts, granite countertops, 8'8 long centre island w/dbl. sink. Large Foyer w/tile flr. Main Flr. Laundry rm. w/door to Garage. Master Suite w/walkout to elevated deck overlooking back yard & pool, 4pc. Ensuite w/heated floor, soaker tub & glass & tile shower plus Walk in closet. Vaulted ceiling in 3rd Bdrm. Upgrades galore incl. painted windows, Inground Sprinkler system in yard & front garden, Hardie board siding, brick & stone exterior. Engineered Hardwood & tile floors. Invisible dog fence around entire 2 acres. Huge windows on both levels. Watch the full moon rising over the trees from the huge Living rm. windows or the sunset from the covered front porch. Oversized insulated & heated Garage - 27' x 30' . F.A. Propane & Heatmor wood boiler w/dual thermostat system. Central Air. Central Vac. 18' x 36' Odysee2 heated, salt water Pool in 2017 with armour stone, unistone patio & 8' concrete pad for your Cabana. 4th Bdrm./Craft rm. in Basement. Excellent layout for in-law set up. Expansive view over neighbouring farm fields & forest. Large cold



**Kathy Randal**

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For full listing details, please scan:

