

# \$1,159,000 - 1105 SOUTHWOOD Road

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## Listing ID: 40366373

**\$1,159,000**

3 Bedrooms, 3 Bathrooms, 1.03 acres

Single Family

1105 SOUTHWOOD Road, Severn Bridge,  
Ontario, P0E1N0

An incredibly alluring and luxurious 2-storey Estate Home in beautiful Muskoka awaits! Situated on 1 acre of cleared flat land, this stunning property will blow you away as soon as you drive in. The welcoming front entryway boasts manicured gardens, a stone fire pit area and granite pathways leading up to the spacious front porch. Upon entry the jaw-dropping 9' ceilings, large staircase, floor to ceiling wood burning stone fireplace and open concept living/dining/kitchen area creates that sought after feeling of instant comfort. The East wing showcases a massive main floor primary bedroom with tons of natural light, walk-out to the back deck, 4 piece ensuite bathroom with jet tub and dual sinks as well as a spacious walk-in closet. Upstairs you'll find 2 more large bedrooms with plenty of storage and extra closets, as well as a guest bathroom. The large beautiful sun-filled Muskoka Room with slate flooring is situated on the main floor of the West wing of the home and offers up a fabulous entertainment space with entrance to the back deck and a covered BBQ area with ample sitting space to view the gorgeous treelined backyard. On the second level you'll find a huge recreation room where you can let your imagination run wild as a

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games room, office space, guest quarters, fourth bedroom etc. Create even more living space if desired, in the sizeable basement which also features a convenient cold storage room! The surrounding property, driveways and large double car garage allows for an incredible amount of space to host multiple vehicles and recreational toys (30 amp service for your RV!), build and create flower and vegetable gardens to your hearts' content, incorporate a luxurious poolside backyard etc. - the options are endless! This home absolutely must be seen to appreciate its classic beauty, grand features and stunning craftsmanship throughout. A true symbolic Muskoka feeling inside and out, you won't be disappointed - book your private viewing today! (id:37775)

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