



3714 Quayside Dr
Severn Ontario L3V 6H3
 Severn West Shore Simcoe
Taxes: \$3,714/2025
DOM: 8
List: \$1,300,000 For: Sale
SPIS: No
Last Status: NEW

Detached
Link: N
 2-Storey
Irreg:
Dir/Cross St: Menoke Beach Rd/Couchiching Av
Directions: Menoke Beach Rd/Couchiching Av

Front On: S
Acre: 15.5 x 30 Metres

Rms: 8
Bedrooms: 3 + 1
Washrooms: 3
 1x3xMain, 1x2x2nd, 1x5x2nd

THE AGENCY, Brokerage

MLS#: S12938720
Holdover: 90
Sellers: SKB CAPITAL INC (power of sale)
Possession: Flexible
Date: 04/01/2026
Occup: Vacant
Contact After Exp: No

PIN#: 586160540
Additional PIN#:
Legal: Lot 48, Plan 51M1210
ARN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Assessment: POTL: Elevator/Lift: Garage: Yes Laundry Lev: Phys Hdcp-Eqp:	Exterior: Stucco/Plaster Drive: Gar/Gar Pk Spcs: Attached / 2 Drive Pk Spcs: 4 Tot Pk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: HST Applicable to: Included In Sale Price: Interior Feat: None Roof: Flat Foundation: Concrete	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Retirement: Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.16	x 17.65	Picture Window	Laminate	Open Concept
2	Dining	Main	26.67	x 10.24	Laminate	Open Concept	
3	Breakfast	Main	14.01	x 16.01	Laminate		
4	Kitchen	Main	8.99	x 14.99	Centre Island	Granite Counter	Laminate
5	Prim Bdrm	2nd	16.99	x 9.06	Closet	Laminate	5 Pc Ensuite
6	2nd Br	2nd	16.4	x 9.42	Closet	Laminate	
7	3rd Br	2nd	10.43	x 12.6	Closet	Laminate	
8	Office	2nd	10.01	x 16.34	Laminate	Open Concept	

Client Remks: Imagine pulling into your brand new detached home at 3714 Quayside Dr every evening, tree-lined street, lake just around the corner, and knowing you made the right call. Built in one of Orillia's most exciting new lakeside communities, this beautifully crafted 2-storey home offers 3 bed, 3 bath, and close to 2,000 sq ft of space designed around the way real families actually live. The main floor welcomes you with an open, airy layout, a bright living and dining area, a warm fireplace that anchors the room, and an upgraded kitchen that actually makes you want to cook. The separate family room gives everyone their own space without feeling disconnected. It's the kind of floor plan where mornings are easy and evenings are even better. Upstairs, the primary suite is your personal retreat with a spa-inspired 5-piece ensuite where the day just melts away. Two additional bedrooms give the kids room to grow, dream, and call their own. Outside, life gets even better. Lake Couchiching is moments away. Casino Rama, great schools, local shops, and everyday essentials are all within easy reach. With Hwy 400 and 11 right at your doorstep, Barrie and Muskoka are 30 minutes away and Toronto is under 90.

Extras:
Inclusions: light fixture and electrical fireplace, washer, dryer, gas stove, dishwasher, fridge
Exclusions:
Rental Items: none
Showing Requirements: Lockbox
Brkage Remks: Buyer verifies measurements & taxes. 5% deposit by bank draft. Include Schedule B & Form 801 in offers. Send to meradsafaian@gmail.com Thank you for showing! Parts of home is virtually staged. Some photos may be generated.

Lot Size Area: Sqft Other: Sqft Total Unfinished:	Sqft Below Grade Finished: Sqft Below Grade Source: Sqft Above Grade Finished: 2464 Sqft Above Grade Source: Builder
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Prepared By: KRISTIAN UTLEY, Salesperson
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Printed On: 04/08/2026 2:50:08 PM

THE AGENCY, BROKERAGE
31 Scarsdale Rd. Unit 6, Toronto ON M3B1J8

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MERAD SAFAEIAN, Broker 416-837-0311
AL MOUSAVIZADEH, Salesperson 437-688-6887 THE AGENCY

Contract Date: 03/31/2026

Condition:

Ad: No

Expiry Date: 07/31/2026

Cond Expiry:

Escape:

Last Update: 03/31/2026

CB Comm: 2% PLUS HST

Original: \$1,300,000