

Welcome to

2707 LAKESIDE DR

A striking masterpiece of contemporary waterfront living, where soaring glass walls, dramatic double-height spaces, and panoramic lake views create an unparalleled living experience. Every detail reflects an uncompromising commitment to modern luxury, architectural excellence, and seamless indoor-outdoor living.

SEVERN & WEST SHORE NEIGHBORHOOD

Nestled in the heart of Ontario's stunning Lake Country, the West Shore community of Severn offers an exceptional blend of natural beauty, tranquility, and convenience. Situated between the sparkling waters of Lake Couchiching and the scenic Severn River, this coveted waterfront enclave is considered the gateway to the Canadian Shield — a landscape shaped by glaciers and defined by breathtaking hills, forests, and pristine lakes. Residents enjoy a true four-season lifestyle, with boating, paddling, fishing, and water sports in the summer, and hiking, biking, and cross-country skiing in the winter. The community carries a warm, intimate character with a strong sense of pride in its natural surroundings, while remaining just 90 minutes north of the Greater Toronto Area via Highways 400, 11, and 12. Nearby Port Severn and Coldwater offer charming shops, cafés, restaurants, marinas, and essential amenities, ensuring everyday convenience without sacrificing the serenity of lakeside living. Whether seeking a year-round residence or a refined retreat from the city, West Shore, Severn delivers an unmatched quality of life at the water's edge.







This stunning custom-built contemporary waterfront residence features dramatic floor-to-ceiling glazing, soaring double-height ceilings, and breathtaking panoramic lake views from every principal room. The designer kitchen impresses with a large waterfall island, integrated appliances, and stone countertops, while the great room captivates with a full-height fireplace feature wall, custom millwork, and illuminated shelving. A floating staircase with glass railings, large-format porcelain flooring, and premium LED lighting throughout reflect an uncompromising commitment to modern luxury. Outside, expansive terraces, landscaped gardens, and a private dock extending into calm waters complete this exceptional lakefront retreat.

AN ARCHITECTURAL MASTERPIECE EMBRACED BY The WATER

OVERVIEW:

- Custom Contemporary Waterfront Residence
- Floor-to-Ceiling Commercial-Style Glazing
- Dramatic Double-Height Great Room
- Designer Waterfall Kitchen
- Private Dock & Direct Water Access
- Floating Staircase & Open Mezzanine
- Seamless Indoor-Outdoor Living
- Premium Interior Finishes
- Architectural Lighting Package
- Panoramic Lakefront Setting



SOARING SPACES, STUNNING VIEWS
EXTRAORDINARY LIVING





LIVING ROOM

The dramatic double-height great room is an architectural showpiece, anchored by a full-height statement fireplace feature wall and expansive floor-to-ceiling waterfront glazing that frames breathtaking panoramic lake views. Custom floor-to-ceiling millwork, illuminated architectural shelving, and an open connection to the upper mezzanine gallery elevate this exceptional space into the ultimate setting for both everyday living and large-scale entertaining.

- Soaring Double-Height Ceilings
- Full-Height Architectural Fireplace
- Expansive Waterfront Glazing
- Custom Millwork & Illuminated Shelving
- Open Mezzanine Connection

CRAFTED TO INSPIRE
DESIGNED TO ENTERTAIN





KITCHEN

The designer kitchen is the heart of this home, featuring a stunning large waterfall centre island with extensive seating, two-tone custom cabinetry, and fully integrated appliances. Thoughtfully positioned with direct water views, this sleek and functional space flows seamlessly into the dining and living areas, perfect for both everyday living and effortless entertaining.

- Large Waterfall Centre Island
- Two-Tone Custom Cabinetry
- Integrated Appliances
- Stone Countertops
- Direct Water Views

WHERE FAMILY MOMENTS MEET LAKEFRONT LIVING





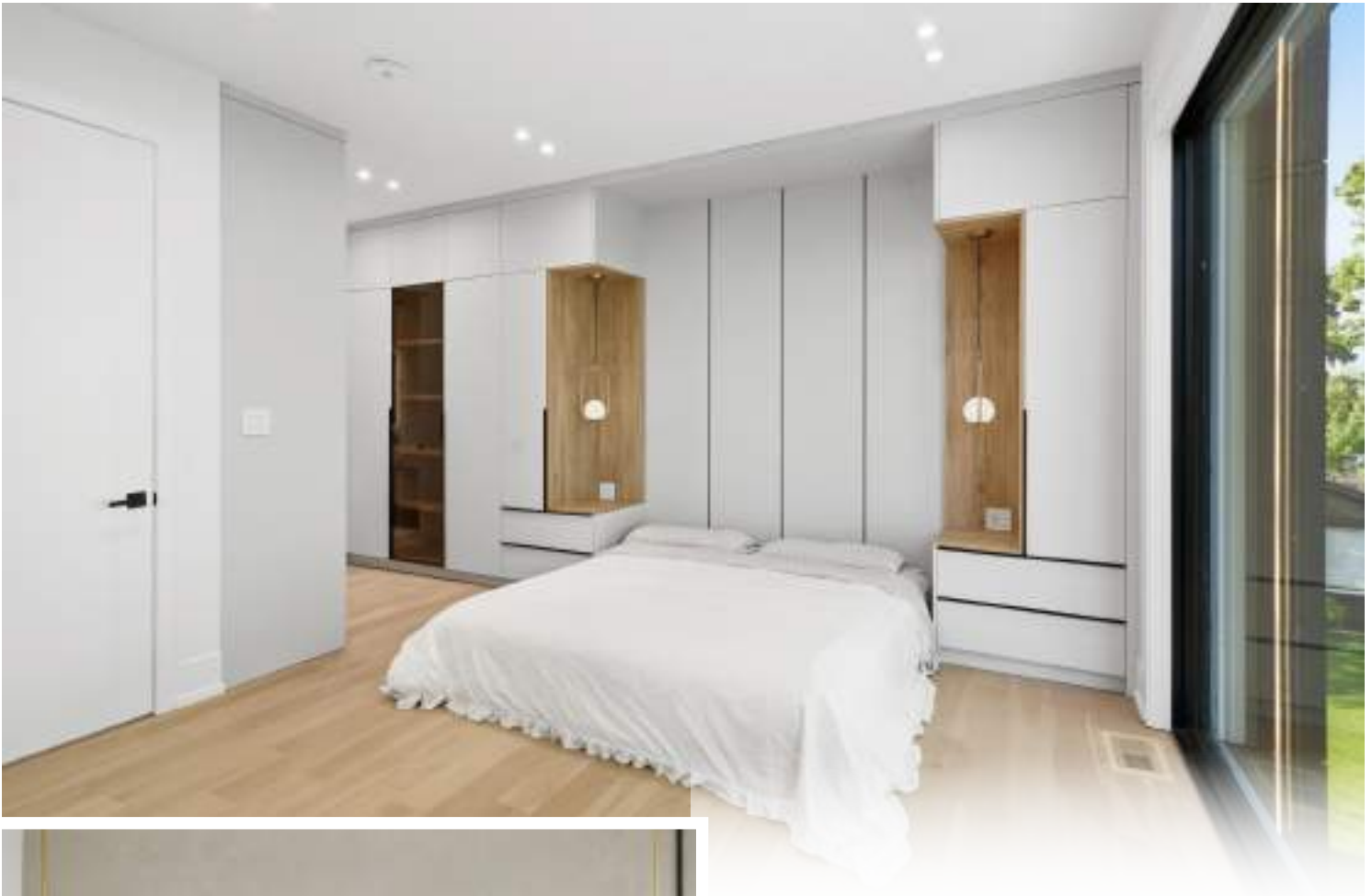
FAMILY AREA

The family area offers a warm and inviting space that effortlessly balances everyday comfort with sophisticated contemporary design, featuring seamless sightlines to the waterfront and an open connection to the main living spaces. Bathed in natural light through expansive glazing, this thoughtfully designed space provides the perfect setting for relaxed family living against a stunning lakefront backdrop.

- Open-Concept Connection
- Waterfront Sightlines
- Custom Millwork & Built-Ins
- Premium Interior Finishes
- Natural Light Throughout

YOUR PRIVATE SANCTUARY ABOVE THE WATER'S EDGE





PRIMARY SUITE

The primary suite is a serene private retreat, thoughtfully positioned to capture breathtaking panoramic lake views through expansive floor-to-ceiling windows that flood the space with natural light. Designed with the same commitment to modern luxury as the rest of the home, it offers a spa-inspired ensuite, custom built-in wardrobes, and refined finishes creating the ultimate sanctuary above the waterfront.

- Panoramic Lake Views
- Spa-Inspired Ensuite
- Custom Built-In Wardrobes
- Private Terrace Access
- Designer Lighting & Finishes









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DR



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Schedule a viewing today!

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