Country Living in Severn

“Live and Work at Home with a Detached Quonset Workshop”

1650 Penley Road, Severn, ON L3V 5Z6

Property Description

Set on approximately 0.69 acres in Severn, 1650 Penley Road is a detached bungalow with light-filled interiors, generous outdoor living space and a substantial Quonset workshop. Built in 2014, the home offers 3+1 bedrooms and two full bathrooms, with a finished lower level that provides additional space for family, guests or working from home.

Vaulted ceilings and large windows define the open-concept main living area, where hardwood and tile flooring complement a kitchen with a centre island and stainless steel appliances. The dining area opens through sliding doors to the spacious rear deck, offering an easy connection between indoor and outdoor entertaining. Three bedrooms and a four-piece bathroom complete the main floor.

The bright, fully finished lower level includes a foyer, a family room, a full bathroom and a separate laundry room. The fourth bedroom offers flexibility as a guest room or home office. The attached single garage provides interior access to the main floor and a separate entrance to the lower level.

Built in 2022, the detached 25 × 35 ft. Quonset is a versatile space for woodworking, automotive projects, an art studio or a dedicated hobby workshop. The 10,000 lb. vehicle hoist and 12 × 8 ft. overhead door with remote opener are particularly well suited to vehicle maintenance and restoration. A poured concrete pad, 100-amp hydro service, pellet stove and separate keypad entry make the space equally practical for workbenches, studio equipment and ongoing projects. The included whole-home generator is housed in the Quonset.

The rear deck was improved in 2024, when the 10 × 12 ft. gazebo and included Evolution Spa hot tub were added. An in-ground fire pit offers a second place to gather in the backyard, and two 8 × 12 ft. sheds with roll-up doors provide storage for yard tools and seasonal gear. The home is serviced by natural gas, a drilled well and a septic system.

Nearby walking and snowmobile trails offer recreation through the seasons, while downtown Orillia’s shops, cafés and restaurants are within easy reach. In warmer months, spend an afternoon at Couchiching Beach Park or launch a boat at Centennial Park to explore Lake Couchiching. Convenient access to Highway 11 connects the property to Barrie to the south and Muskoka to the north.

Additional Home Information

Property Features:

- Style: Detached bungalow, built in 2014
- Lot: 0.69 acres, approximately 100 x 300 ft.
- Site: Level, landscaped lot with mature trees
- Zoning: Rural (RU),
- Above-grade finished area: Approx. 1,150 sq. ft.
- Lower-level finished area: Approx. 1,000 sq. ft.
- Exterior: Vinyl siding and stone
- Foundation: Poured concrete
- Roof: Asphalt shingles (2014)
- Parking: 5 spaces (1 garage, 4 driveway)
- Survey: 2009 boundary survey
- Road access: Municipally maintained road
- Possession: Flexible

Interior Highlights:

- Open-concept main floor with vaulted ceilings
- Kitchen centre island (2015) and stainless steel appliances
- Dining area with walkout to the rear deck
- Open Concept main floor plan with vaulted ceilings
- Three main-floor bedrooms with large windows
- Two four-piece bathrooms, one on each level
- Lower level finished in 2015, with family room, bedroom or office, laundry room, utility room and foyer
- Attached single garage with automatic opener and access to both levels

Quonset Hut:

- 25 × 35 ft. workshop, built in 2022
- 10,000 lb. vehicle hoist for automotive projects and maintenance
- 100-amp hydro service and a pellet stove
- Poured concrete pad
- 12 × 8 ft. overhead door with remote opener
- Separate entry door with keypad access Included whole-home generator housed in the workshop

Outdoor Features:

- Approximately 0.69 acres with a level, landscaped yard and mature trees
- Spacious rear deck, updated in 2024, with room for outdoor dining
- 10 × 12 ft. gazebo sheltering the included Evolution Spa hot tub, both installed in 2024
- In-ground backyard fire pit
- Two 8 × 12 ft. fibreglass storage sheds with roll-up doors for tools and seasonal gear
- Front porch and driveway parking for four vehicles
- Nearby walking and snowmobile trails, with boating and waterfront recreation on Lake Couchiching within easy reach

Area & Lifestyle:

- Country setting in rural Severn, with Orillia's shops, cafés, restaurants and everyday services within easy reach
- Lake Couchiching nearby for boating, paddling and afternoons at Couchiching Beach Park
- Centennial Park boat launch in Orillia for getting out on the lake
- Nearby walking and snowmobile trails for outdoor recreation through the seasons
- Convenient Highway 11 access south to Barrie and north toward Muskoka

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Property Systems, Costs & Improvements

Home Systems

- Heating and cooling: Natural gas forced-air heating and central air conditioning
- Ventilation: Heat or energy recovery ventilation system (HRV/ERV)
- Electrical: 200-amp service for the home
- Backup power: Included whole-home generator housed in the detached Quonset workshop
- Water supply: Drilled well, approximately 64 ft. deep, with a water softener and sediment filter
- Septic: Installed in 2014, with the tank and bed located in the backyard
- Plumbing: PEX supply lines
- Hot water: Enercare natural gas water heater rental, approximately $46 per month
- Security and internet: Security system and Rogers internet available
- Telephone: Available

Updates & Improvements:

- 2024 — Rear deck improvements, plus installation of a 10 × 12 ft. gazebo and an Evolution Spa hot tub
- 2022 — Detached 25 × 35 ft. Quonset workshop built with a poured concrete pad, 100-amp hydro service, a pellet stove and a 10,000 lb. vehicle hoist
- 2021 — LG range and microwave
- 2020 — LG refrigerator and sediment filter
- 2015 — Basement finished with a family room, bedroom, full bathroom and laundry room. Kitchen island and water softener added.

Inclusions:

- LG refrigerator (2020)
- Range (2021) and microwave
- (2021)Samsung dishwasher
- (2015) LG washer and LG dryer
- Evolution Spa hot tub (2024)
- Whole-home generator in the Quonset workshop

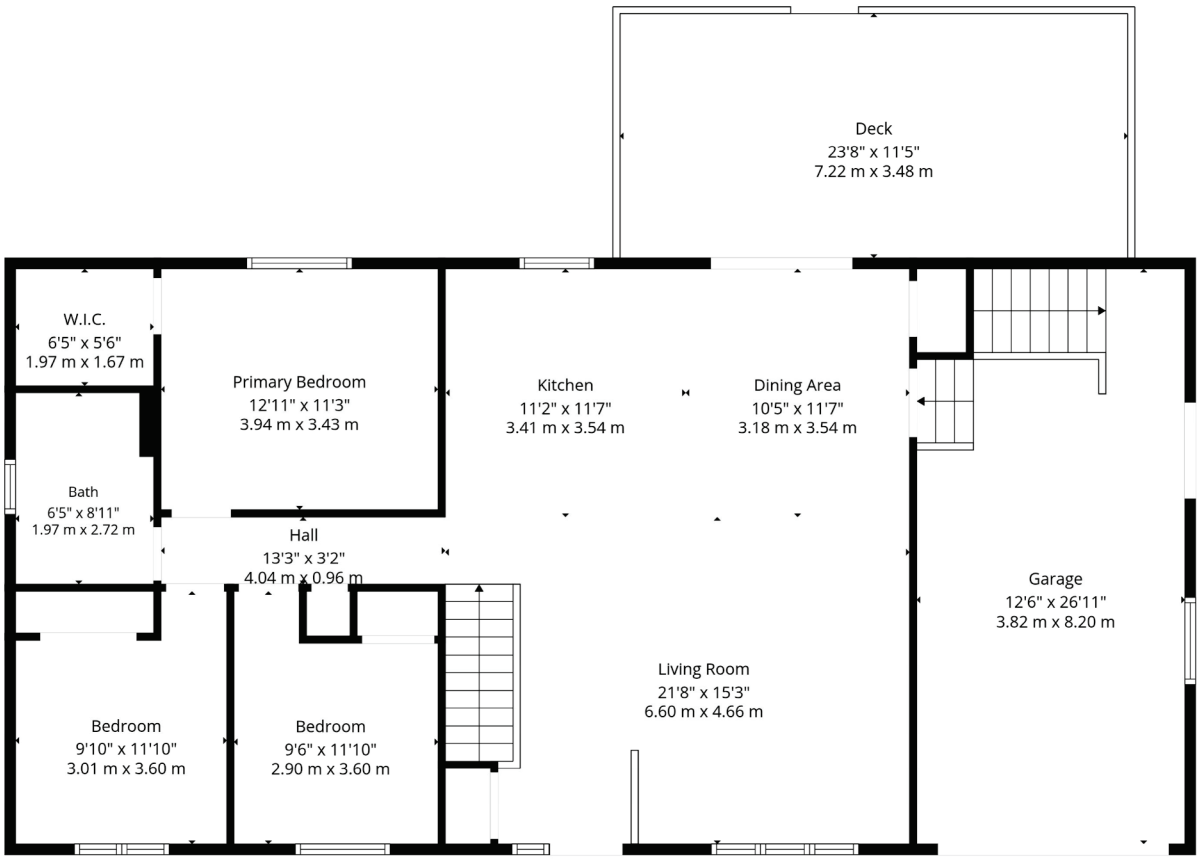
Exclusions:

- Living room corner electric fireplace
- Basement electric fireplace TV stand
- John Deere lawn mower with snowblower attachment
- Propane fire pit on rear deck

Utility Costs:

- 2026 property taxes: $3,709.82
- Hydro: Approx. $220/month,
- Natural gas: Approx. $85/month
- Rental: Enercare gas Water heater, approx. $46/month

Main Floor Plan

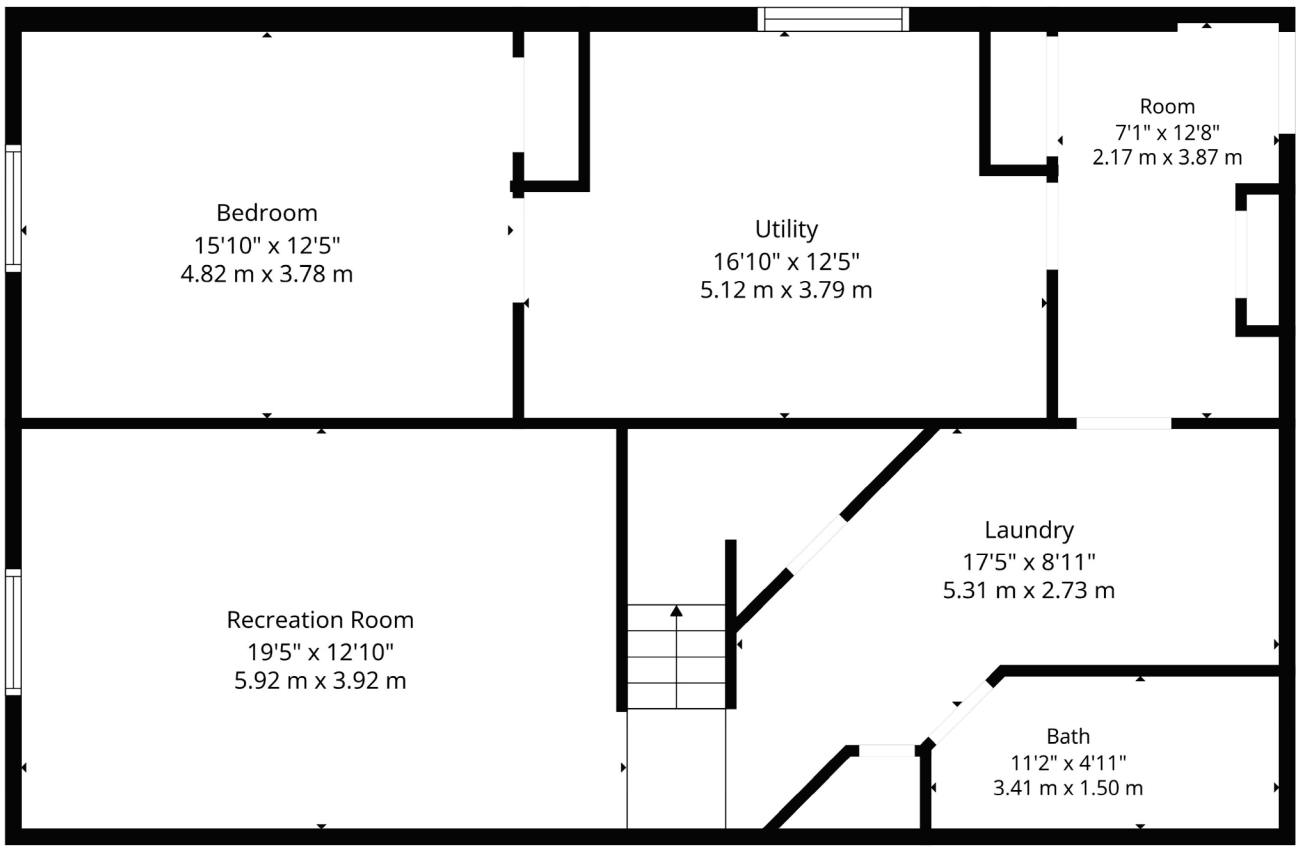


TOTAL: 2112 sq. ft, 196 m2
Basement: 913 sq. ft, 85 m2, 1st floor: 1199 sq. ft, 111 m2, 2nd floor: 0 sq. ft, 0 m2
EXCLUDED AREAS: UTILITY: 200 sq. ft, 19 m2, GARAGE: 1171 sq. ft, 109 m2, DECK: 270 sq. ft, 25 m2

Floor Plan Measurements Deemed Highly Reliable But Not Guaranteed

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Basement Floor Plan

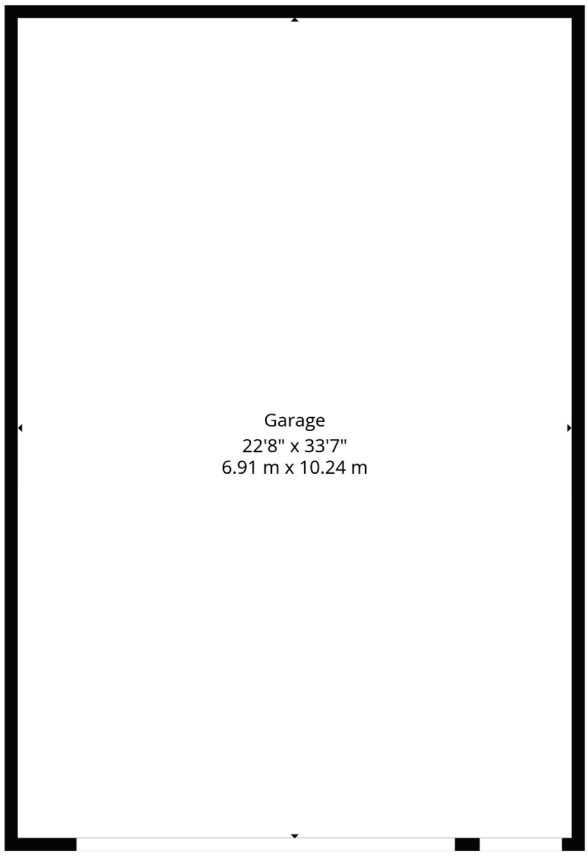


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Quanset Hut Floor Plan



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