

Property Client Full

43 MAPLE ST, Seguin, Ontario P0C 1J0

Listing

43 MAPLE ST Seguin

Active / Residential Freehold / Detached

MLS®#: **X13494016**

List Price: **\$1,549,000**

New Listing



Parry Sound/Seguin/Seguin

Tax Amt/Yr: **\$2,609.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PART BLOCK G PLAN 163 PART 20 PSR1306; T/W RO205666; PART OF WATER STREET PLAN 163, PART 1 42R20976 (CLOSED BY BYLAW 2019-111 AS IN GB127963) TOWNSHIP OF SEGUIN**

Style: **2 Storey** Rooms Rooms+: **13+4**
 Fractional Ownership: **BR BR+: 5(4+1)**
 Assignment: **Baths (F+H): 3(3+0)**
 Link: **No** SF Range: **2500-3000**
 Storeys: **2.0** SF Source: **Plans**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **196.85** Fronting On: **S**
 Lot Depth: **0.00** Builder Name:
 Lot Size Code: **Acres**

Zoning: **R1**

Dir/Cross St: **Peninsula Rd/Muskoka District Road 7 Continue onto ON-632 N Turn Left on Maple Street to 43.**

PIN #: **521990808** ARN #: **490302000206519** Contact After Exp: **No**
 Holdover: **60** Survey Year/Type: **Available**
 Possession: **TBA** Possession Date:

Kitch Kitch + 1 (1+0)	Exterior: Wood	Water: Well
Fam Rm: Yes	Garage: Yes	Water Supply Type: Dug Well
Basement: Yes/Finished, Full	Gar/Gar Spcs: Detached Garage/2.0	Water Meter:
Fireplace/Stv: Yes	Drive Pk Spcs: 6.00	Waterfront Feat: Dock, Riverfront
Fireplace Feat: Wood Stove	Tot Pk Spcs: 8.00	Waterfront Struc: Not Applicable
Interior Feat: None	Pool: None	Well Capacity:
Parking Feat: Private	Room Size:	Well Depth:
Heat: Forced Air	Rural Services:	Sewers: Septic
Heat Source: Propane	Security Feat:	Special Desig: Unknown
A/C: No/None		Farm Features:
Central Vac: No		Winterized:
Apx Age: 31-50		
Elevator: No		
Property Feat: Golf		
Roof: Asphalt Shingle		
Foundation: Concrete		
Soil Type:		
Alternate Power: Unknown		
Water Name: Shadow River		
Waterfront Y/N: Yes	Waterfront: Direct	Island YN: No
Water Struct: Not Applicable	Easements/Restr: Unknown	
Water Frontage: 59.90		
Water Features: Dock, Riverfront		
Under Contract:		
Access To Property: Yr Rnd Municipal Rd	Dev Charges Paid:	HST App To SP: Included In
Shoreline: Natural	Shoreline Exposure:	
Shoreline Road Allowance: Owned		
Docking Type: Private	Water View: Direct	Channel Name: Shadow River

Remarks/Directions

Client Rmks: **This is a rare gem right in the heart of the thriving village of Rosseau must be seen to truly appreciate. Cascading grounds and lush gardens surround this four-season cottage or home, while stunning vista points throughout the property create breathtaking views at every turn. With 5 bedrooms, a recently built garage with potential for living quarters above, and a lower-level accessory apartment ideal for extended family, in-laws, or overflow guests, this property comfortably accommodates family and friends alike. Walk down to the water and enjoy the peaceful serenity of nature, or embark on a tranquil five-minute cruise down the river to Lake Rosseau, where big lake boating awaits. Lakes Rosseau, Joseph, and Muskoka offer endless opportunities for waterfront adventures, dining, fishing, and shopping, combining the calm of riverfront living with access to Muskoka's most celebrated waterways. If relaxing at home is on the agenda, your private riverside wood-burning sauna provides a spa-like retreat. Afterwards, stroll into town to enjoy a meal at the famous Crossroads Restaurant or take in the energy of the newly redeveloped Rosseau Bay Marine. The possibilities are endless with this exceptional property, offering access to Muskoka's coveted "Big Three" lakes at an unbeatable price.**

Inclusions: **(2) Fridge (2) Stove, Dishwasher, (2) Dryer, (2) Washer**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **06/26/2026**

MLS® #: X13494016

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Mudroom	Main	1.98 M X 1.27 M	6.50 Ft x 4.17 Ft		
Living Room	Main	5.94 M X 4.17 M	19.49 Ft x 13.68 Ft		
Bedroom	Main	3.53 M X 2.84 M	11.58 Ft x 9.32 Ft		
Sitting	Main	3.02 M X 3.15 M	9.91 Ft x 10.33 Ft		
Bedroom	Main	3.53 M X 4.19 M	11.58 Ft x 13.75 Ft		
Kitchen	Main	3.25 M X 5.33 M	10.66 Ft x 17.49 Ft		
Dining Room	Main	2.87 M X 4.37 M	9.42 Ft x 14.34 Ft		
Laundry	Main	1.83 M X 1.78 M	6.00 Ft x 5.84 Ft		
Sunroom	Main	4.72 M X 4.83 M	15.49 Ft x 15.85 Ft		
Primary Bedroom	Second	5.13 M X 4.8 M	16.83 Ft x 15.75 Ft		
Bedroom	Second	3.84 M X 4.8 M	12.60 Ft x 15.75 Ft		
Recreation	Lower	5.72 M X 4.57 M	18.77 Ft x 14.99 Ft		
Mudroom	Lower	6.68 M X 2.31 M	21.92 Ft x 7.58 Ft		
Bedroom	Lower	5.18 M X 4.27 M	16.99 Ft x 14.01 Ft		
Bathroom	Main			4	
Bathroom	Second			4	
Bathroom	Lower			3	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026