

Property Client Full

43 MAPLE ST, Seguin, Ontario P0C 1J0

Listing

43 MAPLE ST Seguin

Active / Residential Freehold / Detached

MLS®#: **X12866692**

List Price: **\$1,599,000**

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**
 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**
 Holdover: **60**
 Possession: **TBA**

ARN #:

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Finished, Full**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood Stove**
 Interior Feat: **None**
 Parking Feat: **Private**
 Heat: **Forced Air**
 Heat Source: **Propane**
 A/C: **No/None**
 Central Vac: **No**
 Apx Age: **31-50**
 Elevator: **No/**
 Property Feat: **Golf**
 Roof: **Asphalt Shingle**
 Foundation: **Concrete**
 Soil Type:

Exterior: **Wood**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/2.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **8.00**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat:

Water: **Well**
 Water Supply Type: **Dug Well**
 Water Meter:
 Waterfront Feat: **Dock, Riverfront**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Alternate Power: **Unknown**
 Water Name: **Shadow River**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Features: **Dock, Riverfront**
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 Shoreline: **Natural**
 Shoreline Road Allowance: **Owned**
 Docking Type: **Private**

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**

Channel Name: **Shadow River**

Remarks/Directions

Client Rmks: **This is a rare gem right in the heart of the blooming town of Rosseau. Cascading grounds and lush gardens illuminate this four season cottage or home. Vista points that will take your breath away surround the landscape. With 5 bedrooms and a recently built garage that has potential for living quarters above, this property will comfortably accommodate your family and all your guests. Walk down to the water where you can enjoy the quiet serene nature or hop into your boat to Lake Rosseau in under 5 minutes where big lake boating awaits! Lake Rosseau, Lake Joe and Lake Muskoka give you endless opportunities for lakeside adventures, dining, fishing and shopping. If staying home is on the itinerary, your very own private riverside wood burning sauna will give you a spa like experience. Afterwards, you can stroll into town to enjoy a meal at the famous Crossroads Restaurant or enjoy the action of the brand new state of the art Marina. The possibilities of enjoyment are endless with this property and give you access to the 'Big Three' at an unbeatable price!**

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

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **03/10/2026**

Rooms

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<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	6.49 Ft x 4.16 Ft		
Living Room	Main	5.94 M X 4.17 M	19.48 Ft x 13.68 Ft		
Bedroom	Main	3.53 M X 2.84 M	11.58 Ft x 9.31 Ft		
Sitting	Main	3.02 M X 3.15 M	9.90 Ft x 10.33 Ft		
Bedroom	Main	3.53 M X 4.19 M	11.58 Ft x 13.74 Ft		
Kitchen	Main	3.25 M X 5.33 M	10.66 Ft x 17.48 Ft		
Dining Room	Main	2.87 M X 4.37 M	9.41 Ft x 14.33 Ft		
Laundry	Main	1.83 M X 1.78 M	6.00 Ft x 5.83 Ft		
Sunroom	Main	4.72 M X 4.83 M	15.48 Ft x 15.84 Ft		
Primary Bedroom	Second	5.13 M X 4.8 M	16.83 Ft x 15.74 Ft		
Bedroom	Second	3.84 M X 4.8 M	12.59 Ft x 15.74 Ft		
Recreation	Lower	5.72 M X 4.57 M	18.76 Ft x 14.99 Ft		
Mudroom	Lower	6.68 M X 2.31 M	21.91 Ft x 7.57 Ft		
Bedroom	Lower	5.18 M X 4.27 M	16.99 Ft x 14.00 Ft		
Bathroom	Main			4	
Bathroom	Second			4	
Bathroom	Lower			3	

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