

Property Client Full

MAPLEHURST Road, Seguin, Ontario P0C 1J0

Listing

0 MAPLEHURST Rd Seguin

Active / Residential Freehold / Vacant Land

MLS®#: X12997660

List Price: \$1,495,000

New Listing

Parry Sound/Seguin/Seguin



Tax Amt/Yr: \$0.00/2025 Transaction: Sale  
 SPIS: No DOM: 0  
 Legal Desc: PART LOTS 6 AND 7, CONCESSION 5 HUMPHREY, PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, 42R22666 SUBJECT TO AN EASEMENT OVER PARTS 3, 5, 6 AND 9, 42R22666 AS IN RO165599 SUBJECT TO AN EASEMENT OVER PARTS 4, 5, 7, 8 AND 10, 42R22666 AS IN GB75363 TOWNSHIP OF SEGUIN

Style: Rooms Rooms+: +0  
 Fractional Ownership: BR BR+: 0(+0)  
 Assignment: Baths (F+H): 0(0+0)  
 Link: SF Range:  
 Storeys: SF Source:  
 Lot Front: 337.00 Fronting On: N  
 Lot Depth: 0.00  
 Lot Size Code: Feet  
 Zoning: SR3+EP  
 Dir/Cross St: ON-141 to Maplehurst Road

PIN #: 521990221 ARN #: 490301000222800 Contact After Exp: No  
 Holdover: 90  
 Possession: TBA Possession Date:

Kitch Kitch + 0 (0+)	Garage:	Utilities:	No Gas, Hydro Available
Basement: Yes/	Gar/Gar Spcs: /0.0		No Sewers, No Cable,
Fireplace/Stv: No	Tot Pk Spcs: 0.00		Telephone Available
Heat Source:	Pool: None	Water:	Well
A/C: Yes/	Room Size:	Water Supply Type:	
Central Vac: No	Rural Services:	Water Meter:	
Elevator: No/	Security Feat:	Waterfront Feat:	
Property Feat:		Waterfront Struc:	
Roof: Unknown		Well Capacity:	
Topography: Flat, Level		Well Depth:	
Soil Type:		Sewers:	Other
Alternate Power: Unknown		Special Desig:	Unknown
		Farm Features:	
		Winterized:	
Water Name: Lake Rosseau	Waterfront: Direct	Island YN: No	
Waterfront Y/N: Yes	Easements/Restr: Unknown		
Water Struct:	Dev Charges Paid:	HST App To SP: Included In	
Under Contract:			
Access To Property: Yr Rnd Municipal Rd	Shoreline Exposure:		
Shoreline: Unknown			
Shoreline Road Allowance: Not Owned	Water View:	Channel Name:	
Docking Type: None	Lot Shape:	Lot Size Source: GeoWarehouse	
View:			

Remarks/Directions

Client Rmks: Nestled on the shores of Lake Rosseau, this newly severed vacant parcel of land offers rare opportunity to create your dream lakeside retreat. Spanning nearly 12 acres with 423 of frontage (337' straight line frontage), this untouched piece of paradise is surrounded by nature's beauty, offering unparalleled tranquility and privacy. With a flat level lot to access the water's edge, the property boasts views of the lake and mature trees that provide natural seclusion. Wake up to the soothing sounds of bird songs and the gentle rustle of leaves, with the calm waters of Lake Rosseau just steps away for you to enjoy. Whether you're looking to build a cottage, a year-round home, or a peaceful getaway, this property offers the perfect canvas. Embrace the calm and stillness of nature while being just a short boat ride away from all the amenities and recreational opportunities that Muskoka is known for.

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

Prepared By: MYAN MCLEAN, Administrator

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