

# Property Client Full

## MAPLEHURST Road, Seguin, Ontario P0C 1J0

Listing

**0 MAPLEHURST Rd Seguin**

**Active / Residential Freehold / Vacant Land**

MLS®#: **X12150545**

List Price: **\$1,695,000**

**Price Decrease**

### Parry Sound/Seguin/Seguin



Tax Amt/Yr: **\$0.00/2025** Transaction: **Sale**  
SPIS: **No** DOM: **43**  
Legal Desc: **PT LT 6-7 CON 5 HUMPHREY PT 3 TO 5 42R14741; S/T RO165599 SUBJECT TO AN EASEMENT IN GROSS OVER PTS 3,4,5,6&7 42R20189 AS IN GB75363 TOWNSHIP OF SEGUIN**

Style: Rooms Rooms+: **+0**  
Fractional Ownership: BR BR+: **0(0+0)**  
Assignment: Baths (F+H): **0(0+0)**  
Link: SF Range: **< 700**  
Storeys: SF Source:  
Lot Irreg: Lot Acres: **10 - 24.99**  
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**  
Holdover: **90**  
Possession: **TBA**

ARN #: **490301000222800**  
Possession Date:

Contact After Exp: **No**

Kitch Kitch + **(0+)**  
Island YN: **No**  
Fireplace/Stv: **No**  
Interior Feat: **None**  
Central Vac: **No**  
Elevator: **No/None**  
Property Feat: **Unknown**  
Roof: **Unknown**  
Soil Type:  
Alternate Power: **Unknown**

Garage: **No**  
Gar/Gar Spcs: **/0.0**  
Tot Pk Spcs: **0.00**  
Pool: **None**  
Room Size:  
Rural Services:  
Security Feat:

Utilities: **No Gas, Hydro Available, No Sewers, No Cable, No Telephone**  
Water: **Well**  
Water Sup Type: **Drilled Well**  
Water Meter:  
Waterfront Feat: **Not Applicable**  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Sewers: **None**  
Special Desig: **Unknown**  
Farm Features:  
Winterized:

Water Name: **Lake Rosseau**  
Waterfront Y/N: **Yes**  
Water Struct:  
Water Features: **Not Applicable**  
Under Contract:  
Access To Property: **Yr Rnd Municipal Rd**  
Shoreline: **Unknown**  
Shoreline Road Allowance: **Not Owned**  
Docking Type: **None**  
View:

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

Waterfront Frontage (M): **128.99**

Dev Charges Paid:  
Shoreline Exposure:

HST App To SP: **Included In**

Water View: **Direct**  
Lot Shape:

Channel Name:  
Lot Size Source: **GeoWarehouse**

### 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' F of frontage, this untouched piece of paradise is surrounded by nature's beauty, offering unparalleled tranquility and privacy. With a flat level lot which includes a drilled well and approved septic location. 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**

Date Prepared: **06/27/2025**