

Property Client Full

MAPLEHURST Road, Seguin, Ontario P0C 1J0

Listing

[0 MAPLEHURST Rd Seguin](#)

Active / Residential Freehold / Vacant Land

MLS®#: **X13494110**

List Price: **\$1,395,000**

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** Builder Name:
 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			Survey Year/Type:	None
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:					
Water Frontage:	423.20	Dev Charges Paid:		HST App To SP:	Included In
Under Contract:		Shoreline Exposure:			
Access To Property:	Yr Rnd Municpal Rd	Water View:		Channel Name:	
Shoreline:	Unknown	Lot Shape:		Lot Size Source:	GeoWarehouse
Shoreline Road Allowance:	Not Owned				
Docking Type:	None				
View:					

Remarks/Directions

Client Rmks: **Nestled along the coveted shores of Lake Rosseau, this newly severed waterfront parcel presents a rare opportunity to create your dream Muskoka retreat. Offering nearly 12 acres and 423 feet of shoreline, this exceptional property combines privacy, natural beauty, and endless potential. A gentle, level approach leads to the water's edge, where tranquil lake views and mature trees create a picturesque setting and natural seclusion. Adding to its appeal, the property already features a drilled well and an approved septic location, providing an excellent foundation for future development. Whether envisioning a luxury cottage or year-round residence, this remarkable property offers an ideal canvas in one of Muskoka's most sought-after locations. Surrounded by nature, you'll enjoy the peaceful sounds of, rustling of leaves, and the calm waters of Lake Rosseau just steps from your future retreat. Conveniently located near the charming village of Rosseau, one of Muskoka's most desirable cottage communities, you'll have easy access to local favourites including Crossroads Restaurant, Rosseau Bay Landing with its marina, shops and dining options, and the waterfront park, home to the renowned Rosseau Farmers' Market held weekly throughout the summer. Enjoy the perfect balance of privacy, natural beauty, and convenient access to the vibrant lifestyle that makes Lake Rosseau one of Canada's premier waterfront destinations.**

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

Prepared By: **MYAN MCLEAN, Administrator**

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

