

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

Parry Sound/Seguin/Seguin



Tax Amt/Yr: \$0.00/2025
SPIS: No
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:
Fractional Ownership:
Assignment:
Link:
Storesys:
Lot Front: 337.00
Lot Depth: 0.00
Lot Size Code: Feet
Zoning: SR3+EP
Dir/Cross St: ON-141 to Maplehurst Road

Transaction: Sale
DOM: 58
Rooms Rooms+: +0
BR BR+: 0(+0)
Baths (F+H): 0(0+0)
SF Range:
SF Source:
Fronting On: N
Builder Name:

PIN #: 521990221
Holdover: 90
Possession: TBA

ARN #: 490301000222800
Possession Date:

Contact After Exp: No
Survey Year/Type: None

Kitch Kitch + 0 (0+)
Basement: Yes/
Fireplace/Stv: No
Heat Source:
A/C: Yes/
Central Vac: No
Elevator: No/
Property Feat:
Roof: Unknown
Topography: Flat, Level
Soil Type:
Alternate Power: Unknown

Garage:
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, Telephone Available Well
Water:
Water Supply Type:
Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: Other
Special Desig: Unknown
Farm Features:
Winterized:

Water Name: Lake Rosseau
Waterfront Y/N: Yes
Water Struct:
Water Frontage: 423.20
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
Dev Charges Paid:
Shoreline Exposure:
Water View:
Lot Shape:

Island YN: No
HST App To SP: Included In
Channel Name:
Lot Size Source: GeoWarehouse

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

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