

Property Client Full

3298 Seydel Lane, Severn, Ontario L0K 1E0

Listing

3298 Seydel Lane Severn

Active / Residential Freehold / Detached

MLS®#: **S12843540**

List Price: **\$3,798,000**

New Listing

Simcoe/Severn/Rural Severn



Tax Amt/Yr: **\$13,200.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 19 CON 1 MATCHEDASH BEING PT 1 51R5755 & PTS 3, 6, 7, 8 & 9 51R38932 TOGETHER WITH AN EASEMENT OVER PT LT 19 CON 1 MATCHEDASH & PT RDAL BTN LTS 18 & 19 CON 1 MATCHEDASH (CLOSED BY BY-LAW IN RO910117) PT 10 PL 51R38932 AS IN SC1061635 SUBJECT TO AN EASEMENT OVER PTS 6 & 8 PL 51R38932 IN FAVOUR OF PTS 4 & 5 PL 51R38932 AS IN SC1061636 TOWNSHIP OF SEVERN**

Style: **Bungalow** Rooms Rooms+: **13+0**
 Fractional Ownership: BR BR+: **5(5+0)**
 Assignment: Baths (F+H): **4(3+1)**
 Link: **No** SF Range: **3000-3500**
 Storeys: **1.0** SF Source: **Other**
 Lot Irreg: Lot Acres:
 Lot Front: **337.93** Fronting On: **W**
 Lot Depth: **262.75**
 Lot Size Code: **Feet**
 Zoning: **SR**
 Dir/Cross St: **Tower Line Rd**

PIN #: **740640693** ARN #: **435105000386500** Contact After Exp: **No**
 Holdover: **30**
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0)	Exterior: Stone, Wood	Water: Well
Basement: Yes/Finished W/O, Partial Basement	Garage: Yes	Water Supply Type: Well
Fireplace/Stv: Yes	Gar/Gar Spcs: Detached Garage/2.0	Water Meter:
Fireplace Feat: Propane, Wood	Drive Pk Spcs: 8.00	Waterfront Feat: Dock, Waterfront - Deeded Access
Interior Feat: Carpet Free, Central Vacuum, In-Law Capability, Primary Bedroom - Main Floor Forced Air	Tot Pk Spcs: 10.00	Waterfront Struc: Not Applicable
Heat: Yes/Central Air	Pool: None	Well Capacity:
Heat Source: Yes	Room Size:	Well Depth:
A/C: Yes	Rural Services:	Sewers: Septic
Central Vac: Yes	Security Feat:	Special Desig: Unknown
Apx Age: 6-15		Farm Features:
Laundry Lev: Lower		Winterized:
Retirement: No		
Property Feat: Lake Access, Waterfront		
Exterior Feat: Privacy, Year Round Living		
Roof: Asphalt Shingle		
Foundation: Concrete		
Soil Type:		
Alternate Power: Generator - wired		
Water Name: Gloucester Pool		
Waterfront Y/N: Yes	Waterfront: Direct	Island YN: No
Water Struct: Not Applicable	Easements/Restr: Unknown	
Water Features: Dock, Waterfront - Deeded Access		
Under Contract:	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Yr Rnd Private Rd		
Shoreline: Deep, Shallow	Shoreline Exposure: West	
Shoreline Road Allowance: Owned		
Docking Type: Private	Water View: Direct	Channel Name:
View: Water	Lot Shape: Irregular	Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **Executive Waterfront Retreat on Gloucester Pool. Located on the Trent Severn Waterway, one Lock to Georgian Bay. Escape to luxury with this stunning 5-bedroom, 4-bathroom waterfront estate offering the perfect blend of comfort, elegance, and breathtaking natural beauty. Over 300 feet of pristine waterfront with spectacular summer sunset views. 5 spacious bedrooms, 4 full bathrooms, vaulted ceilings and granite outcroppings create a dramatic, elegant setting. Cozy up by the wood-burning fireplace or the propane fireplace. Heated garage with private living accommodations above ideal for guests or in-laws. Expansive oversized deck perfect for entertaining. Relax in the hot tub or under the charming gazebo. A true four-season Executive Retreat. This is a rare opportunity to own a piece of paradise whether you're looking for a luxurious family cottage, a year-round residence, or a high-end getaway.**

Inclusions: **Central Vacuum, Dishwasher, Dryer, Hot Tub, Microwave, Other, Refrigerator, Washer, Wine Cooler**

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>
Foyer	Main	2.95 M X 2.92 M	9.67 Ft x 9.58 Ft		
Kitchen	Main	5.69 M X 2.95 M	18.66 Ft x 9.67 Ft		
Living Room	Main	5.69 M X 4.5 M	18.66 Ft x 14.76 Ft		Fireplace
Bedroom	Main	3.94 M X 3.66 M	12.92 Ft x 12.00 Ft		
Bedroom	Main	3.94 M X 3.61 M	12.92 Ft x 11.84 Ft		
Other	Main	3.28 M X 1 M	10.76 Ft x 3.28 Ft		
Bedroom	Main	3.84 M X 3.91 M	12.59 Ft x 12.82 Ft		
Bedroom	Main	3.81 M X 3.48 M	12.49 Ft x 11.41 Ft		
Bedroom	Main	3.53 M X 2.11 M	11.58 Ft x 6.92 Ft		
Family Room	Basement	7.04 M X 6.25 M	23.09 Ft x 20.50 Ft		Fireplace
Laundry	Basement	2.16 M X 2 M	7.08 Ft x 6.56 Ft		
Bathroom	Main			5	
Bathroom	Main			5	
Bathroom	Main			2	
Bathroom	Basement			3	