

Property Client Full

3298 Seydel Lane, Severn, Ontario L0K 1E0

Listing

**3298 Seydel Lane Severn**

**Active / Residential Freehold / Detached**

MLS®#: **S13068632**

List Price: **\$3,498,000**

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** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **SR**  
 Dir/Cross St: **Tower Line Rd**

PIN #: **740640693**  
 Holdover: **30**  
 Possession: **TBA**

ARN #: **435105000386500**  
 Possession Date:

Contact After Exp: **No**  
 Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **Yes**  
 Basement: **Yes/Finished W/O, Partial Basement**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Propane, Wood**  
 Interior Feat: **Carpet Free, Central Vacuum, In-Law Capability, Primary Bedroom - Main Floor**  
 Heat: **Forced Air**  
 Heat Source:  
 A/C: **Yes/Central Air**  
 Central Vac: **Yes**  
 Apx Age: **6-15**  
 Laundry Lev: **Lower**  
 Retirement: **No**  
 Property Feat: **Lake Access, Waterfront**  
 Exterior Feat: **Privacy, Year Round Living**  
 Roof: **Asphalt Shingle**  
 Foundation: **Concrete**  
 Soil Type:  
 Alternate Power: **Generator - wired**

Exterior: **Stone, Wood**  
 Garage: **Yes**  
 Gar/Gar Spcs: **Detached Garage/2.0**  
 Drive Pk Spcs: **8.00**  
 Tot Pk Spcs: **10.00**  
 Pool: **None**  
 Room Size:  
 Rural Services:  
 Security Feat:

Water: **Other**  
 Water Supply Type: **Lake/River, Reverse Osmosis**  
 Water Delivery Feat: **Heated Waterline, UV System, Water Treatment**  
 Water Meter:  
 Waterfront Feat: **Dock, Waterfront - Deeded Access**  
 Waterfront Struc: **Not Applicable**  
 Well Capacity:  
 Well Depth:  
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized:

Water Name: **Gloucester Pool**  
 Waterfront Y/N: **Yes**  
 Water Struct: **Not Applicable**  
 Water Features: **Dock, Waterfront - Deeded Access**  
 Under Contract:  
 Access To Property: **Yr Rnd Private Rd**  
 Shoreline: **Deep, Shallow**  
 Shoreline Road Allowance: **Owned**  
 Docking Type: **Private**  
 View: **Water**

Waterfront: **Direct**  
 Easements/Restr: **Unknown**  
 Dev Charges Paid:  
 Shoreline Exposure: **West**  
 Water View: **Direct**  
 Lot Shape: **Irregular**

Island YN: **No**  
 HST App To SP: **Included In**  
 Channel Name:  
 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**

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

**Prepared By: LUCAS WILHELM, Administrator**

**Date Prepared: 05/01/2026**

**Rooms**

**MLS®#: S13068632**

| <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                      |                 |

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