

BOB EMMETT

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Ph: 705-765-1820

Property Client Full**3298 Seydel Lane, Severn, Ontario L0K 1E0**

Listing

3298 Seydel Lane Severn**Active / Residential Freehold / Detached****MLS®#: S12460299****List Price: \$3,798,000****Simcoe/Severn/Rural Severn**

Tax Amt/Yr: **\$13,220.00/2024** 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 R0910117) 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:
 Lot Depth: **262.75**
 Lot Size Code: **Feet**
 Zoning: **SR**
 Dir/Cross St: **Tower Line Rd**

PIN #: **740640693**
 Holdover: **90**
 Possession: **TBA**

ARN #: **435105000386500**
 Possession Date:

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**
 Island YN: **No**
 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 Forced Air, Woodburning Yes/Central Air**
 Heat: **Yes**
 A/C: **Yes**
 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:

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: **Well**
 Water Meter:
 Waterfront Feat: **Dock, Waterfront - Deeded Access**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Alternate Power: **Generator - wired**
 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**

Waterfront Frontage (M):
 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: BOB EMMETT, REALTOR Salesperson

Date Prepared: 10/14/2025

Rooms

MLS® #: S12460299

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
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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