

Property Client Full

Maple Street, Seguin, Ontario P0C 1J0

Listing

0 Maple St Seguin

Active / Residential Freehold / Vacant Land

MLS® #: X12223977

List Price: \$489,000

Price Decrease



Parry Sound/Seguin/Seguin

Tax Amt/Yr: **\$632.12/2025** Transaction: **Sale**
SPIS: **No** DOM: **84**
Legal Desc: **PT BLK G PL 163 PT 24 PSR1306; 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: **200.00** Fronting On: **W**
Lot Depth: **0.00**
Lot Size Code: **Feet**

Zoning: **R1**

Dir/Cross St: **Peninsula Rd/Muskoka District Road 7 Continue onto ON-632**
N Turn Left on Maple Street to 0.

PIN #: **521990452**

Holdover: **90**

Possession: **TBA**

ARN #: **490302000206523**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **0 (0+)**
Island YN: **No**
Interior Feat: **None**
Central Vac: **No**
Property Feat:
Soil Type:

Garage: **No**
Room Size:
Rural Services:
Security Feat:

Utilities: **No Gas, Hydro, Sewers Available, No Cable, Telephone Available**
None

Water:
Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **None**
Special Desig: **Unknown**
Farm Features:
Winterized:

Water Name: **Shadow River**
Waterfront Y/N: **No**
Water Struc:
Under Contract:
Shoreline: **Natural**
Shoreline Road Allowance: **Not Owned**
Docking Type:
View:

Waterfront: **Direct**
Easements/Restr:
Dev Charges Paid:
Shoreline Exposure: **South/West**

Waterfront Frontage (M): **60.96**

HST App To SP: **Included In**

Water View: **Direct**
Lot Shape:

Channel Name:
Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Vacant waterfront land on the Shadow River Gateway to Lake Rosseau. This vacant lot offers 200 feet of southwest-facing frontage on the tranquil Shadow River, with direct boating access to the prestigious waters of Lake Rosseau. Nestled on a quiet, year-round road, this well-appointed site features hydro onsite, an existing driveway, and a dock already in place, making it ready for your vision, whether thats a cozy cottage, year-round home, or a convenient island jump-off point. The gentle shoreline, beautiful natural surroundings, and excellent sun exposure make this an ideal setting for enjoying long summer days. Located just minutes from the village of Rosseau, you'll enjoy easy access to a vibrant community featuring restaurants, seasonal farmers markets, and a newly constructed marina with additional dining and retail options. With easy access to the big three lakes, this property combines peaceful seclusion with modern convenience. A perfect place to build your Muskoka dream.**

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

Prepared By: MYAN MCLEAN, Administrator

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