

Property Client Full

173 612 Highway, Seguin, Ontario P0C 1H0

Listing

[173 612 Hwy Seguin](#)

Active / Residential Freehold / Detached

MLS®#: X13101524

List Price: **\$416,000**

Price Decrease



Parry Sound/Seguin/Seguin

Tax Amt/Yr: **\$1,352.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **21**
 Legal Desc: **PT LT 35 CON 2 HUMPHREY PT 3 TO 5 42R10896, PT 1 42R11974; T/W R0138232; S/T HU1889; SEGUIN**

Style: **Bungalow Raised** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **2(2+0)**
 Assignment: Baths (F+H): **0(0+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: SF Source: **MPAC**
 Lot Irreg: Lot Acres:
 Lot Front: **1,600.00** Fronting On: **S**
 Lot Depth: **461.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **SR1**
 Dir/Cross St: **High Street & Lake Joseph Road**

PIN #: **521940455** ARN #: **490301000503680** Contact After Exp: **No**
 Holdover: **30** Survey Year/Type: **Available**
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0)	Exterior: Wood	Water: None
Basement: Yes/Unfinished, Walk Out	Garage: No	Water Supply Type:
Fireplace/Stv: No	Gar/Gar Spcs: None/0.0	Water Meter:
Interior Feat: None	Drive Pk Spcs: 20.00	Waterfront Feat: Not Applicable
Parking Feat: Circular Drive	Tot Pk Spcs: 20.00	Waterfront Struct: Not Applicable
Heat: Forced Air	Pool: None	Well Capacity:
Heat Source: Propane	Room Size:	Well Depth:
A/C: /None	Rural Services:	Sewers: Septic
Central Vac: No	Security Feat:	Special Desig: Unknown
Apx Age: 31-50		Farm Features:
Property Feat: Deck		Winterized:
Exterior Feat: Asphalt Shingle		
Roof: Slab		
Foundation: Level, Wooded/Treed		
Topography: None		
Soil Type: Kaye Lake		
Alternate Power: Yes	Waterfront: Direct	Island YN: No
Water Name: Yes	Easements/Restr: Other	
Waterfront Y/N: Not Applicable		
Water Struct: 320.04		
Water Frontage: Not Applicable		
Water Features: None		
Under Contract: None	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Municipal Road		
Shoreline: Sandy, Shallow	Shoreline Exposure: South East	
Shoreline Road Allowance: None		
Docking Type: None	Water View: Direct	Channel Name:
View: Lake	Lot Shape: Irregular	Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **Waterfront Opportunity on Kaye Lake. 15.86 Acres with 1,050 Feet of Shoreline. Discover the rare chance to create your dream retreat on the tranquil shores of Kaye Lake. Set on an expansive 15.86-acre parcel with over 1,050 feet of private waterfront, this unfinished cottage presents a unique blank canvas ready for your personal vision and design. Enjoy ultimate privacy in this year-round accessible location, ideally situated just minutes from both Parry Sound and Mactier. This property offers endless potential. With fishing right at your doorstep and serene views all around, you'll wake up each day to the sights and sounds of true Northern Ontario beauty. Don't miss this rare opportunity to build and finish your ideal cottage exactly the way you've always imagined.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **05/29/2026**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bathroom				0	

