

Property Client Full

Maple Street, Seguin, Ontario P0C 1J0

Listing

[0 Maple St Seguin](#)**Active / Residential Freehold / Vacant Land**MLS®#: **X13572892**List Price: **\$450,000**

New Listing

**Parry Sound/Seguin/Seguin**

Tax Amt/Yr: **\$632.12/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 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** Builder Name:
 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: **60**Possession: **Flexible**ARN #: **490302000206523**

Possession Date:

Contact After Exp: **No**Survey Year/Type: **Available**Kitch Kitch + **0 (0+)**Interior Feat: **None**

Heat Source:

Central Vac: **No**

Property Feat:

Soil Type:

Garage: **No**

Room Size:

Rural Services:

Security Feat:

Utilities:

No Gas, Hydro, No
Sewers, No Cable, No
Telephone
None

Water:

Water Supply Type:

Water Meter:

Waterfront Feat:

Waterfront Struc:

Well Capacity:

Well Depth:

Sewers:

Special Desig:

Farm Features:

Winterized:

None
Unknown

Water Name: **Shadow River**Waterfront Y/N: **No**

Water Struct:

Water Frontage: **60.96**

Under Contract:

Shoreline: **Natural**Shoreline Road Allowance: **Not Owned**

Docking Type:

View:

Waterfront: **Direct**

Easements/Restr:

Island YN: **No**

Dev Charges Paid:

Shoreline Exposure: **South West**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 that's 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. Potential for a vendor take-back (VTB) mortgage may be considered for qualified buyers.**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty**Prepared By: **LUCAS WILHELM, Administrator**Date Prepared: **07/16/2026**

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