

**Property Client Full**

173 612 Highway, Seguin, Ontario P0C 1H0

Listing

[173 612 Hwy Seguin](#)

**Active / Residential Freehold / Detached**

MLS®#: X13101524

List Price: **\$439,000**



**Parry Sound/Seguin/Seguin**

Tax Amt/Yr: **\$1,352.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0/0**  
 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: <b>1 (1+0)</b>	Exterior: <b>Wood</b>	Water: <b>None</b>
Basement: <b>Yes/Unfinished, Walk Out</b>	Garage: <b>No</b>	Water Supply Type:
Fireplace/Stv: <b>No</b>	Gar/Gar Spcs: <b>None/0.0</b>	Water Meter:
Interior Feat: <b>None</b>	Drive Pk Spcs: <b>20.00</b>	Waterfront Feat: <b>Not Applicable</b>
Parking Feat: <b>Circular Drive</b>	Tot Pk Spcs: <b>20.00</b>	Waterfront Struc: <b>Not Applicable</b>
Heat: <b>Forced Air</b>	Pool: <b>None</b>	Well Capacity:
Heat Source: <b>Propane</b>	Room Size:	Well Depth:
A/C: <b>/None</b>	Rural Services:	Sewers: <b>Septic</b>
Central Vac: <b>No</b>	Security Feat:	Special Desig: <b>Unknown</b>
Apx Age: <b>31-50</b>		Farm Features:
Property Feat: <b>Deck</b>		Winterized:
Exterior Feat: <b>Asphalt Shingle</b>		
Roof: <b>Slab</b>		
Foundation: <b>Level, Wooded/Treed</b>		
Topography:		
Soil Type:		
Alternate Power: <b>None</b>		
Water Name: <b>Kaye Lake</b>	Waterfront: <b>Direct</b>	Island YN: <b>No</b>
Waterfront Y/N: <b>Yes</b>	Easements/Restr: <b>Other</b>	
Water Struct: <b>Not Applicable</b>		
Water Features: <b>Not Applicable</b>		
Under Contract:	Dev Charges Paid:	HST App To SP: <b>Included In</b>
Access To Property: <b>Municipal Road</b>		
Shoreline: <b>Sandy, Shallow</b>	Shoreline Exposure: <b>South East</b>	
Shoreline Road Allowance: <b>None</b>		
Docking Type: <b>None</b>	Water View: <b>Direct</b>	Channel Name:
View: <b>Lake</b>	Lot Shape: <b>Irregular</b>	Lot Size Source: <b>MPAC</b>

**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: **05/08/2026**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Bathroom</b>				<b>0</b>	

