

# Property Client Full

173 612 Highway, Seguin, Ontario P0C 1H0

Listing

[173 612 Hiway Seguin](#)

**Active / Residential Freehold / Detached**

MLS®#: **X12213603**

List Price: **\$499,000**



## Parry Sound/Seguin/Seguin

Tax Amt/Yr: **\$1,305.00/2024** Transaction: **Sale**  
 SPIS: **No** DOM: **19**  
 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:  
 Lot Irreg: Lot Acres:  
 Lot Front: **1,600.00** Fronting On: **S**  
 Lot Depth: **461.00**  
 Lot Size Code: **Feet**

Zoning: **SR1**

Dir/Cross St: **High Street & Lake Joseph Road**

PIN #: **521940455**  
 Holdover: **30**  
 Possession: **FLEXIBLE**

ARN #: **490301000503680**  
 Possession Date:

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**  
 Island YN:  
 Fam Rm: **No**  
 Basement: **Yes/Unfinished, Walk Out**  
 Fireplace/Stv: **No**  
 Interior Feat: **None**  
 Heat: **Forced Air, Propane**  
 A/C: **No/None**  
 Central Vac: **No**  
 Apx Age: **31-50**  
 Property Feat:  
 Exterior Feat: **Deck**  
 Roof: **Asphalt Shingle**  
 Foundation: **Slab**  
 Soil Type:

Exterior: **Wood**  
 Drive: **Circular**  
 Garage: **No**  
 Gar/Gar Spcs: **None/0.0**  
 Drive Pk Spcs: **20.00**  
 Tot Pk Spcs: **20.00**  
 Pool: **None**  
 Room Size:  
 Rural Services:  
 Security Feat:

Water: **None**  
 Water Meter:  
 Waterfront Feat: **Not Applicable**  
 Waterfront Struc:  
 Well Capacity:  
 Well Depth:  
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized:

Alternate Power: **None**

Water Name: **Kaye Lake**

Waterfront Y/N: **Yes**

Water Struc:

Water Features: **Not Applicable**

Under Contract: **Propane Tank**

Access To Property: **Municipal Road**

Shoreline: **Sandy, Shallow**

Shoreline Road Allowance: **None**

Docking Type: **None**

View: **Lake**

Waterfront: **Direct**  
 Easements/Restr: **Other**

Waterfront Frontage (M): **320.04**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **South/East**

Water View: **Direct**  
 Lot Shape: **Irregular**

Channel Name:  
 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: **JENNY BELCOURT, Administrator**

Date Prepared: **06/30/2025**

Rooms

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

**Bathroom**

**0**

Photos

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