

Property Client Full

4376 Marr Lane, Severn, Ontario P0C 1M0

Listing

4376 Marr Lane Severn

Active / Residential Freehold / Detached

MLS®#: S12265167

List Price: \$999,000

Price Decrease

Simcoe/Severn/Rural Severn



Tax Amt/Yr: **\$4,289.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **73**
Legal Desc: **LT 14 PL 1209 MATCHEDASH S/T RO1376919; T/W RO1376919; SEVERN**

Style: **Bungalow** Rooms Rooms+: **6+0**
Fractional Ownership: **BR BR+: 2(2+0)**
Assignment: **Baths (F+H): 1(1+0)**
Link: **No** SF Range: **< 700**
Storeys: **1.0** SF Source: **MPAC**
Lot Irreg: **Lot Acres:**
Lot Front: **177.40** Fronting On: **N**
Lot Depth: **255.15**
Lot Size Code: **Feet**
Zoning: **SR3 EP**
Dir/Cross St: **WHITES FALLS ROAD**

PIN #:	586010088	ARN #:	435105000516200	Contact After Exp:	No
Holdover:	30	Possession Date:			
Possession:	FLEXIBLE				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Cedar	Water:	Other
Fam Rm:	No	Drive:	Front Yard	Water Supply Type:	Lake/River
Basement:	No	Garage:	Yes	Water Meter:	
Fireplace/Stv:	/None	Gar/Gar Spcs:	Detached Garage/1.0	Waterfront Feat:	River Access, Boathouse, Dock, Marine Rail, Waterfront - Deeded, Winterized
Fireplace Feat:	Yes	Drive Pk Spcs:	4.00	Waterfront Struc:	Boat House, Bunkie
Interior Feat:	Propane	Tot Pk Spcs:	5.00	Well Capacity:	
	Guest Accommodations, Primary Bedroom - Main Floor	Pool:	None	Well Depth:	
Parking Feat:	Front Yard Parking	Room Size:	Other	Sewers:	Septic
Heat:	Propane, Other	Energy Gener:		Special Desig:	Unknown
A/C:	/None	Rural Services:		Farm Features:	
Central Vac:	No	Security Feat:		Winterized:	
Property Feat:	Lake Access, Waterfront				
Exterior Feat:	Deck, Fishing, Privacy, Year Round Living				
Roof:	Metal				
Foundation:	Piers				
Topography:	Sloping, Wooded/Treed				
Soil Type:					
Alternate Power:	Other				
Water Name:	Severn River	Waterfront:	Direct	Waterfront Frontage (M):	54.07
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Boat House, Bunkie	Dev Charges Paid:		HST App To SP:	Included In
Water Features:	River Access, Boathouse, Dock, Marine Rail, Waterfront - Deeded, Winterized				
Under Contract:					
Access To Property:	Private Road				
Shoreline:	Deep, Rocky	Shoreline Exposure:	North		
Shoreline Road Allowance:	Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	River, Trees/Woods, Water	Lot Shape:	Irregular	Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Waterfront Cottage on the Severn River. Enjoy year-round living at this charming four-season cottage nestled along the Severn River, offering 177 feet of pristine shoreline. Situated on a private, year-round road, this property blends comfort, function, and natural beauty .The home features walkouts from both the living room and primary bedroom to a spacious deck overlooking the water, perfect for relaxing or entertaining. The deep shoreline offers excellent swimming and fishing right off the double docks. Included on the property is an oversized insulated garage with a loft, ideal for additional storage or conversion into guest space. A dry boathouse with a marine railway makes boat storage a breeze, while a waterside bunkie provides cozy accommodations for visitors. Additional outbuildings include a wood shed and tool shed, adding to the cottages convenience and versatility. Whether you're seeking weekend escapes or a year-round retreat, this riverfront gem offers privacy, comfort, and endless waterfront enjoyment. 4390 Marr Lane vacant adjacent lot is being offered for sale and must close prior to the closing of 4376 Marr Lane.* and has EP on it**

Inclusions: **Furniture is negotiable**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **09/16/2025**

Rooms					
MLS® #: S12265167					
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	2.35 M X 2.23 M	7.70 Ft x 7.31 Ft	3	
Dining Room	Main	1.99 M X 2.23 M	6.52 Ft x 7.31 Ft		Walk-Out
Living Room	Main	5.02 M X 3.86 M	16.46 Ft x 12.66 Ft		Fireplace, Walk-Out
Bedroom	Main	3.86 M X 2.98 M	12.66 Ft x 9.77 Ft		Walk-Out
Bedroom	Main	2.6 M X 2.96 M	8.53 Ft x 9.71 Ft		
Bathroom	Main				

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