

Property Client Full

4390 Marr Lane, Severn, Ontario P0C 1M0

Listing

4390 Marr Lane Severn

Sold Cond / Residential Freehold / Vacant Land

MLS®#: S12776214

List Price: \$359,000

Simcoe/Severn/Rural Severn



Tax Amt/Yr: \$737.00/2025 Transaction: Sale
SPIS: No DOM 59
Legal Desc: LT 13 PL 1209 MATCHEDASH S/T RO1400635; T/W RO1400635; SEVERN

Style: Rooms Rooms+: +0
Fractional Ownership: BR BR+: 0(+0)
Assignment: Baths (F+H): 0(0+0)
Link: SF Range:
Storeys: SF Source: MPAC
Lot Front: 100.00 Fronting On: N
Lot Depth: 244.00
Lot Size Code: Feet
Zoning: SR3 EP
Dir/Cross St: WHITES FALLS ROAD

PIN #: 586010087 ARN #: 435105000516300 Contact After Exp: No
Holdover: 30
Possession: TBA Possession Date:

Kitch Kitch + 0 (0+) Garage: Utilities: No Gas, No Hydro, No Sewers, No Cable, No Telephone
Heat Source: Room Size:
Central Vac: No Rural Services:
Property Feat: River/Stream, Sloping, Waterfront Security Feat:
Exterior Feat: Deck Water Supply Type:
Topography: Wooded/Treed Water Meter:
Soil Type: Waterfront Feat: River Access, Trent System
Alternate Power: Other Waterfront Struc: Not Applicable
Well Capacity:
Well Depth:
Special Desig: Unknown
Farm Features:
Winterized:

Water Name: Severn River Waterfront Y/N: Yes Waterfront: Direct Island YN: No
Water Struct: Not Applicable Easements/Restr: Unknown
Water Features: River Access, Trent System Dev Charges Paid: HST App To SP: Included In
Under Contract:
Access To Property: Private Road Shoreline Exposure: North
Shoreline: Deep, Rocky
Shoreline Road Allowance: Owned Water View: Direct Channel Name:
Docking Type: None Lot Shape: Lot Size Source: MPAC
View: Water

Remarks/Directions

Client Rmks: Severn River Waterfront Lot. Private road Access & 100 Feet of Shoreline. Here's your chance to own a stunning piece of waterfront property on the renowned Severn River. With 100 feet of deep, clean shoreline, this property is ideal for swimming, boating, and fishing, all from the comfort of your own dock. Set in a peaceful, natural environment with mature trees and excellent privacy, this lot offers road access making it easy to enjoy your retreat year-round or seasonally. Property Highlights 100 feet of waterfront on the Severn River, Deep shoreline for excellent swimming and fishing, Private road access easy to reach any time of the year, Private, well-treed, Part of the Trent-Severn Waterway -direct boat access to Georgian Bay and beyond. A rare find on the Severn, this waterfront lot offers both convenience and natural beauty, the property has access directly off Marr Lane

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

Prepared By: MYAN MCLEAN, Administrator

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