

Property Client Full

4376 & 4390 Marr Lane, Severn, Ontario P0C 1M0

Listing

4376 & 4390 Marr Lane Severn
Active / Residential Freehold / Detached

MLS®#: **S12776198**
 List Price: **\$1,359,000**
New Listing

Simcoe/Severn/Rural Severn



Tax Amt/Yr: **\$5,026.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LT 14 PL 1209 MATCHEDASH S/T RO1376919; T/W RO1376919; SEVERN & LT 13 PL 1209 MATCHEDASH S/T RO1400635; T/W RO1400635; 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: **277.40** Fronting On: **N**
 Lot Depth: **499.15**
 Lot Size Code: **Feet**
 Zoning: **SR3 EP**
 Dir/Cross St: **WHITES FALLS ROAD**

PIN #: **586010088** ARN #: **435105000516200** Contact After Exp: **No**
 Holdover: **30**
 Possession: **TBA** Possession Date:

Kitch Kitch + Island YN: 1 (1+0) Fam Rm: No Basement: No Fireplace/Stv: Yes Fireplace Feat: Propane Interior Feat: Other, Primary Bedroom - Main Floor	Exterior: Cedar Garage: Yes Gar/Gar Spcs: Detached Garage/1.0 Drive Pk Spcs: 6.00 Tot Pk Spcs: 7.00 Pool: None Room Size: Rural Services: Security Feat:	Water: Other Water Supply Type: Water Meter: Waterfront Feat: River Access, Boathouse Dock, Marine Rail Boat House Waterfront Struc: Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized:
Parking Feat: Front Yard Parking Heat Source: Propane A/C: /None Central Vac: No Property Feat: Lake Access, Waterfront, Wooded/Treed	Water Name: Severn River Waterfront: Direct Easements/Restr: Unknown Dev Charges Paid:	HST App To SP: Included In
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 Y/N: Yes Water Struct: Boat House Water Features: River Access, Boathouse, Dock, Marine Rail Under Contract: Access To Property: Yr Rnd Private Rd Shoreline: Deep, Rocky Shoreline Road Allowance: Owned Docking Type: Private View: River, Trees/Woods, Water	Waterfront: Direct Easements/Restr: Unknown Dev Charges Paid: Shoreline Exposure: Water View: Direct Lot Shape:	Channel Name: Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **Severn River Waterfront Cottage with adjoining lot boasting 277.4 Feet of Shoreline. A rare opportunity to own a charming 2-bedroom, 1-bathroom waterfront cottage plus an adjoining vacant lot on the Severn River, offering a combined 277.4 feet of shoreline and direct access to Georgian Bay. Enjoy deep, clean water perfect for swimming and fishing, with northern waterfront exposure and stunning views. The cottage features walkouts from both the living room and primary bedroom to a spacious deck overlooking the river ideal for entertaining or quiet relaxation. A propane fireplace in the living room for those chillier evenings. The property includes a deck on both sides of the oversized insulated garage, which also features a loft above for extra storage or future guest accommodations. Additional structures include a dry boathouse with marine railway and also includes your own boat launch ramp, a waterside bunkie, a wood shed, and a tool shed. The adjoining vacant lot offers additional privacy and recreational space, with a deck positioned for sunset views. A portion of this lot is environmentally protected, preserving the natural setting and enhancing long-term value. Whether you're looking for a serene retreat or an exceptional waterfront investment, this Severn River gem offers year-round enjoyment and direct access to the renowned Trent-Severn Waterway.**

Inclusions: **Furniture is negotiable**

Rooms

MLS® #: S12776198

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	2.35 M X 2.23 M	7.70 Ft x 7.31 Ft		
Dining Room	Main	1.99 M X 2.23 M	6.52 Ft x 7.31 Ft		
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			3	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026