

Property Client Full

1628 TRADER COWAN Road, Severn, Ontario L0K 1E0

Listing

1628 TRADER COWAN Rd Severn

Active / Residential Freehold / Detached

MLS®#: **S12303431**

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

Price Decrease



Simcoe/Severn/Coldwater

Tax Amt/Yr: **\$2,562.54/2025** Transaction: **Sale**
SPIS: **No** DOM: **58**
Legal Desc: **LT 2 PL 1323 TAY; PT LT 3-4 PL 1323 TAY PT 1, 51R19771; SEVERN**

Style: **Bungalow** Rooms Rooms+: **7+0**
Fractional Ownership: **BR BR+: 3(3+0)**
Assignment: **Baths (F+H): 2(1+1)**
Link: **No** SF Range: **1100-1500**
Storeys: **1.0** SF Source: **Plans**
Lot Irreg: **Lot Acres: 0.50 - 1.99**
Lot Front: **80.00** Fronting On: **W**
Lot Depth: **390.00**
Lot Size Code: **Feet**
Zoning: **SR3**
Dir/Cross St: **KINNEAR SIDE ROAD + TRADER COWAN ROAD**

PIN #: **60** ARN #: **435104000800200** Contact After Exp: **No**
Holdover: **TBA** Possession Date:

Kitch Kitch + Island YN: No	Exterior: Vinyl Siding	Utilities: No Gas, Hydro, No Sewers, Telephone
Fam Rm: No	Drive: Front Yard	Water: Well
Basement: Yes/Half, Unfinished	Garage: Yes	Water Supply Type: Drilled Well
Fireplace/Stv: No	Gar/Gar Spcs: Attached Garage/1.0	Water Meter: Waterfront Feat: Other
Interior Feat: Water Treatment	Drive Pk Spcs: 8.00	Waterfront Struc: Not Applicable
Parking Feat: Front Yard Parking	Tot Pk Spcs: 9.00	Well Capacity: Well Depth:
Heat: Forced Air, Propane	UFFI: No	Sewers: Septic
A/C: Yes/Central Air	Pool: None	Special Desig: Unknown
Central Vac: No	Room Size: Cell Services, Recycling Pckup	Farm Features: Fully
Apx Age: 51-99	Rural Services: Security Feat: None	
Elevator: No		
Property Feat: Golf		
Exterior Feat: Privacy, Year Round Living		
Roof: Asphalt Shingle		
Foundation: Block		
Topography: Flat, Waterway, Wetlands, Wooded/Treed		

Soil Type: **None**
Alternate Power: **None**
Lease To Own Items: **None**
Water Name: **Matchedash Bay**
Waterfront Y/N: **Yes**
Water Struct: **Not Applicable**
Water Features: **Other**
Under Contract: **Propane Tank**
Access To Property: **Paved Road**
Shoreline: **Unknown, Natural, Shallow**
Shoreline Road Allowance: **Not Owned**
Docking Type: **None**

Waterfront: **Direct**
Easements/Restr: **Flood Plain**
Dev Charges Paid: **HST App To SP: Included In**
Shoreline Exposure: **Water View: Direct**
Channel Name: **MATCHEDASH**

Remarks/Directions

Client Rmks: **Welcome to 1628 Trader Cowan Road, a charming open-concept bungalow nestled on a beautiful 0.76-acre lot in Severn. This inviting 3-bedroom, 2-bathroom home offers the perfect blend of comfort and nature, with 78 feet of water frontage on Matchedash Bay ideal for kayaking, canoeing, and fishing. The home sits on a private 85' x 390' lot, offering plenty of outdoor space for relaxing or entertaining. Inside, you'll find a bright and airy open-concept layout with a spacious kitchen, cozy living area, this property truly captures the essence of peaceful country living. Conveniently located just a short drive to Highway 400 and the amenities of Orillia and Coldwater, this home is perfect as a year-round residence or weekend retreat. Don't miss this opportunity to own waterfront property on Matchedash Bay!**

Inclusions: **Stove, Fridge, Washer, Dryer**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **09/19/2025**

Rooms

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

Bedroom	Main	3.42 M X 3.61 M	11.22 Ft x 11.84 Ft	
Primary Bedroom	Main	4.61 M X 3.34 M	15.12 Ft x 10.95 Ft	
Kitchen	Main	4.19 M X 2.74 M	13.74 Ft x 8.98 Ft	
Dining Room	Main	2.57 M X 2.74 M	8.43 Ft x 8.98 Ft	
Living Room	Main	5.88 M X 4.31 M	19.29 Ft x 14.14 Ft	
Laundry	Main	3.21 M X 3.08 M	10.53 Ft x 10.10 Ft	
Den	Main	4.97 M X 3.79 M	16.30 Ft x 12.43 Ft	
Bathroom	Main			2
Bathroom				4

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