

4376 Marr Lane, Severn, Ontario P0C 1M0

Listing

[4376 Marr Lane Severn](#)

Active / Residential Freehold / Detached

MLS® #: S12776210

List Price: \$999,000

[New Listing](#)

Simcoe/Severn/Rural Severn

Tax Amt/Yr: **\$4,289.00/2025** Transaction: **Sale**
 SPIS: **No** DOM **0**
 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 Front: **177.40** Lot Acres:
 Lot Depth: **255.15** Fronting On: **N**
 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 +	1 (1+0)	Exterior:	Cedar	Water:	Other
Island YN:	No	Garage:	Yes	Water Supply Type:	Lake/River
Fam Rm:	No	Gar/Gar Spcs:	Detached Garage/1.0	Water Meter:	
Basement:	/None	Drive Pk Spcs:	4.00		River Access, Boathouse
Fireplace/Stv:	Yes	Tot Pk Spcs:	5.00		Dock, Marine Rail,
Fireplace Feat:	Propane	Pool:	None	Waterfront Feat:	Waterfront - Deeded,
Interior Feat:	Guest Accommodations, Primary Bedroom - Main Floor	Room Size:		Waterfront Struc:	Winterized
Parking Feat:	Front Yard Parking	Rural Services:		Well Capacity:	Boat House, Bunkie
Heat Source:	Propane	Security Feat:		Well Depth:	
A/C:	/None			Sewers:	Septic
Central Vac:	No			Special Desig:	Unknown
Property Feat:	Lake Access, Waterfront			Farm Features:	
Exterior Feat:	Deck, Fishing, Privacy, Year Round Living			Winterized:	
Roof:	Metal				
Foundation:	Piers				
Topography:	Sloping, Wooded/Treed				
Soil Type:					
Alternate Power:	Other				
Water Name:	Severn River				
Waterfront Y/N:	Yes	Waterfront:	Direct		
Water Struct:	Boat House, Bunkie	Easements/Restr:	Unknown		
Water Features:	River Access, Boathouse, Dock, Marine Rail, Waterfront - Deeded, Winterized	Dev Charges Paid:			
Under Contract:				HST App To SP:	Included In
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, and also includes your own boat launch ramp 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.**

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: 02/10/2026

Rooms**MLS®#: S12776210**

<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		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			3	

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