

Property Client Full

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 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: **TBA** Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Cedar	Water: Other
Fam Rm: No	Garage: Yes	Water Supply Type: Lake/River
Basement: No	Gar/Gar Spcs: Detached Garage/1.0	Water Meter: River Access, Boathouse
Fireplace/Stv: Yes	Drive Pk Spcs: 4.00	Dock, Marine Rail, Waterfront - Deeded, Winterized
Fireplace Feat: Propane	Tot Pk Spcs: 5.00	Boat House, Bunkie
Interior Feat: Guest Accommodations, Primary Bedroom - Main Floor	Pool: None	
	Room Size:	Waterfront Feat:
	Rural Services:	Waterfront Struc:
	Security Feat:	Well Capacity:
Parking Feat: Front Yard Parking		Well Depth:
Heat Source: Propane		Sewers: Septic
A/C: /None		Special Desig: Unknown
Central Vac: No		Farm Features:
Property Feat: Lake Access, Waterfront		Winterized:
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	Waterfront: Direct	
Water Struct: Boat House, Bunkie	Easements/Restr: Unknown	
Water Features: River Access, Boathouse, Dock, Marine Rail, Waterfront - Deeded, Winterized	Dev Charges Paid:	HST App To SP: Included In
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, 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**

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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				