

## 4390 Marr Lane, Severn, Ontario P0C 1M0

Listing

[4390 Marr Lane Severn](#)

Active / Residential Freehold / Vacant Land

MLS® #: S12776214

List Price: \$359,000

[New Listing](#)

## Simcoe/Severn/Rural Severn

Tax Amt/Yr: **\$737.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **LT 13 PL 1209 MATCHEDASH S/T RO1400635; T/W  
RO1400635; SEVERN**

Style: **+**0  
 Fractional Ownership: **0(+0)**  
 Assignment: **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 #:	<b>586010087</b>	ARN #:	<b>435105000516300</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>30</b>				
Possession:	<b>TBA</b>	Possession Date:			
Kitch Kitch + Island YN:	<b>0 (0+)</b> <b>No</b>	Garage:		Utilities:	<b>No Gas, No Hydro, No Sewers, No Cable, No Telephone</b>
Heat Source:		Room Size:			
Central Vac:	<b>No</b>	Rural Services:		Water Supply Type:	
Property Feat:	<b>River/Stream, Sloping, Waterfront</b>	Security Feat:		Water Meter:	
Exterior Feat:	<b>Deck</b>			Waterfront Feat:	<b>River Access, Trent System</b>
Topography:	<b>Wooded/Treed</b>			Waterfront Struc:	<b>Not Applicable</b>
Soil Type:				Well Capacity:	
Alternate Power:	<b>Other</b>			Well Depth:	
Water Name:	<b>Severn River</b>			Special Desig:	
Waterfront Y/N:	<b>Yes</b>	Waterfront: <b>Direct</b>		Farm Features:	
Water Struct:	<b>Not Applicable</b>	Easements/Restr: <b>Unknown</b>		Winterized:	
Water Features:	<b>River Access, Trent System</b>				
Under Contract:		Dev Charges Paid:		HST App To SP:	<b>Included In</b>
Access To Property:	<b>Private Road</b>				
Shoreline:	<b>Deep, Rocky</b>	Shoreline Exposure: <b>North</b>			
Shoreline Road Allowance:	<b>Owned</b>				
Docking Type:	<b>None</b>	Water View: <b>Direct</b>		Channel Name:	
View:	<b>Water</b>	Lot Shape:		Lot Size Source:	<b>MPAC</b>
<b>Remarks/Directions</b>					

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. There are two driveways that access the property.**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**Prepared By: **MYAN MCLEAN, Administrator**Date Prepared: **02/10/2026**