

# Property Client Full

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

Listing

**4376 & 4390 Marr Lane Severn**

**Active / Residential Freehold / Detached**

MLS®#: **S12265157**

List Price: **\$1,599,000**

**Price Decrease**

### Simcoe/Severn/Rural Severn



Tax Amt/Yr: **\$5,026.00/2024** 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:  
 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 #:	<b>586010088</b>	ARN #:	<b>435105000516200</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>30</b>	Possession Date:			
Possession:	<b>FLEXIBLE</b>				
Kitch Kitch + Island YN:	<b>1 (1+0)</b>	Drive:	<b>Front Yard</b>	Water:	<b>Other</b>
Fam Rm:	<b>No</b>	Garage:	<b>Yes</b>	Water Meter:	
Basement:	<b>No/None</b>	Gar/Gar Spcs:	<b>Detached Garage/1.0</b>	Waterfront Feat:	<b>River Access, Boathouse, Dock, Marine Rail</b>
Fireplace/Stv:	<b>Yes</b>	Drive Pk Spcs:	<b>6.00</b>	Waterfront Struc:	
Fireplace Feat:	<b>Propane</b>	Tot Pk Spcs:	<b>7.00</b>	Well Capacity:	
Interior Feat:	<b>Other, Primary Bedroom - Main Floor</b>	Pool:	<b>None</b>	Well Depth:	
Heat:	<b>Propane, Other</b>	Room Size:		Sewers:	<b>Septic</b>
A/C:	<b>No/None</b>	Energy Gener:	<b>Other</b>	Special Desig:	<b>Unknown</b>
Central Vac:	<b>No</b>	Rural Services:		Farm Features:	
Property Feat:	<b>Lake Access, Waterfront, Wooded/Treed</b>	Security Feat:		Winterized:	
Exterior Feat:	<b>Deck, Fishing, Privacy, Year Round Living</b>				
Roof:	<b>Metal</b>				
Foundation:	<b>Piers</b>				
Soil Type:					
Alternate Power:	<b>Other</b>				
Water Name:	<b>Severn River</b>				
Waterfront Y/N:	<b>Yes</b>	Waterfront:	<b>Direct</b>	Waterfront Frontage (M):	<b>84.55</b>
Water Struct:		Easements/Restr:	<b>Unknown</b>		
Water Features:	<b>River Access, Boathouse, Dock, Marine Rail</b>	Dev Charges Paid:		HST App To SP:	<b>Included In</b>
Under Contract:					
Access To Property:	<b>Yr Rnd Private Rd</b>				
Shoreline:	<b>Deep, Rocky</b>	Shoreline Exposure:			
Shoreline Road Allowance:	<b>Owned</b>				
Docking Type:	<b>Private</b>	Water View:	<b>Direct</b>	Channel Name:	
View:	<b>River, Trees/Woods, Water</b>	Lot Shape:		Lot Size Source:	<b>MPAC</b>
<b>Remarks/Directions</b>					

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, 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. \*4390 Marr Lane must close prior to the closing of 4376 Marr Lane.\***

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

Prepared By: **JENNY BELCOURT, Administrator**

Date Prepared: **07/05/2025**



## Rooms

**MLS®#: S12265157**

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		
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	

## Photos

**MLS®#: S12265157**

**[4376 & 4390 Marr Lane, Severn, Ontario P0C 1M0](#)**





