

Property Client Full

4390 Marr Lane, Severn, Ontario P0C 1M0

Listing

4390 Marr Lane Severn

Active / Residential Freehold / Vacant Land

MLS®#: S12265188

List Price: \$499,000

New Listing

Simcoe/Severn/Rural Severn



Tax Amt/Yr: **\$737.00/2025** Transaction: **Sale**
SPIS: **Yes** DOM: **0**
Legal Desc: **LT 13 PL 1209 MATCHEDASH S/T RO1400635; T/W RO1400635; SEVERN**

Style: Rooms Rooms+: **+0**
Fractional Ownership: BR BR+: **0(0+0)**
Assignment: Baths (F+H): **0(0+0)**
Link: SF Range:
Storeys: SF Source:
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 #: **586010087**
Holdover: **30**
Possession:

ARN #: **435105000516300**

Contact After Exp: **No**

Possession Date: **2025-08-05**

Kitch Kitch + **(0+)**
Island YN: **No**
Central Vac: **No**
Property Feat: **River/Stream, Sloping, Waterfront Deck**
Exterior Feat: **Deck**
Soil Type:
Alternate Power: **Other**

Garage:
Room Size:
Energy Gener: **Other**
Rural Services:
Security Feat:

Utilities: **No Gas, No Hydro, No Sewers, No Cable, No Telephone**
Water Meter:
Waterfront Feat: **River Access, Trent System**
Waterfront Struc:
Well Capacity:
Well Depth:
Special Desig: **Unknown**
Farm Features:
Winterized:

Water Name: **Severn River**
Waterfront Y/N: **Yes**
Water Struct:
Water Features: **River Access, Trent System**
Under Contract:
Access To Property: **Private Road**
Shoreline: **Deep, Rocky**
Shoreline Road Allowance: **Owned**
Docking Type: **None**
View: **Water**

Waterfront: **Direct**
Easements/Restr: **Unknown**
Dev Charges Paid:
Shoreline Exposure: **North**
Water View: **Direct**
Lot Shape:

Waterfront Frontage (M):
HST App To SP: **Included In**
Channel Name:
Lot Size Source: **MPAC**

Remarks/Directions

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. This lot is also being listed together with 4376 Marr Lane but if bought together this lot 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**

Photos

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