

**Property Client Full**

**74 Lioness Road, Seguin, Ontario P2A 2W8**

Listing

**74 Lioness Rd Seguin**

**Active / Residential Freehold / Detached**

**MLS®#: X13001706**

**List Price: \$595,000**

**Parry Sound/Seguin/Seguin**



Tax Amt/Yr: **\$1,515.91/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PT LT 2 CON 5 FOLEY AS IN RO204818, T/W RO204818; SEGUIN**

Style: **Bungalow** Rooms Rooms+: **4+0**  
 Fractional Ownership: BR BR+: **3(2+1)**  
 Assignment: Baths (F+H): **1(1+0)**  
 Link: **No** SF Range: **700-1100**  
 Storeys: **1.0** SF Source: **MPAC**  
 Lot Irreg: Lot Acres:  
 Lot Front: **1,056.00** Fronting On: **S**  
 Lot Depth: **0.00**  
 Lot Size Code: **Feet**  
 Dir/Cross St: **HWY 400 N to Lake Joseph Rd, to Horseshoe Lake Rd to Lioness Rd to #74**

PIN #: **521790328** ARN #: **490303000200603** Contact After Exp: **No**  
 Holdover: **90**  
 Possession: **TBA** Possession Date:

Kitch Kitch + <b>1 (1+0)</b>	Exterior: <b>Wood</b>	Utilities: <b>No Gas, Hydro, No Sewers, Cable Available, Telephone Available</b>
Fam Rm: <b>Yes</b>	Garage: <b>No</b>	Water: <b>Other</b>
Basement: <b>Yes/Partially Finished, Walk Out</b>	Gar/Gar Spcs: <b>None/0.0</b>	Water Supply Type: <b>Lake/River</b>
Fireplace/Stv: <b>Yes</b>	Drive Pk Spcs: <b>4.00</b>	Water Meter:
Fireplace Feat: <b>Wood</b>	Tot Pk Spcs: <b>4.00</b>	Waterfront Feat: <b>Motorboats Prohibited, Motors Restricted, No Motor</b>
Interior Feat: <b>Water Heater Owned, Workbench</b>	Pool: <b>None</b>	
Parking Feat: <b>Private</b>	Room Size: <b>Telephone Available, Cable</b>	Waterfront Struc: <b>Not Applicable</b>
Heat: <b>Baseboard</b>	Rural Services: <b>Telephone Available, Cable</b>	Well Capacity:
Heat Source: <b>Electric</b>	Security Feat:	Well Depth:
A/C: <b>/None</b>		Sewers: <b>Septic</b>
Central Vac: <b>No</b>		Special Desig: <b>Unknown</b>
Apx Age: <b>51-99</b>		Farm Features:
Elevator: <b>No/</b>		Winterized:
Laundry Lev: <b>Lower</b>		
Property Feat: <b>Lake Access, Wooded/Treed</b>		
Exterior Feat: <b>Deck, Seasonal Living</b>		
Roof: <b>Asphalt Shingle</b>		
Foundation: <b>Concrete, Concrete Block</b>		
Topography: <b>Sloping</b>		
Soil Type:		
Alternate Power: <b>None</b>		
Water Name: <b>Lioness Lake</b>		
Waterfront Y/N: <b>Yes</b>	Waterfront: <b>Direct</b>	Island YN: <b>No</b>
Water Struct: <b>Not Applicable</b>	Easements/Restr: <b>Easement, Right of Way</b>	
Water Features: <b>Motorboats Prohibited, Motors Restricted, No Motor</b>	Dev Charges Paid:	HST App To SP: <b>Included In</b>
Under Contract:		
Access To Property: <b>Yr Rnd Municipal Rd</b>		
Shoreline: <b>Clean, Deep, Hard Bottom</b>	Shoreline Exposure: <b>North East</b>	
Shoreline Road Allowance: <b>None</b>		
Docking Type: <b>Private</b>	Water View: <b>Direct</b>	Channel Name:
View: <b>Lake</b>	Lot Shape:	Lot Size Source: <b>MPAC</b>

**Remarks/Directions**

Client Rmks: **Offered for the first time in years, this well-loved 3-bedroom, 1-bathroom Pan-Abode cottage is the perfect blend of rustic charm and natural serenity. Nestled on over 3 acres with generous water frontage, this 819 sq ft retreat offers a peaceful escape just a short drive from Parry Sound and close to all essential amenities. Inside, you'll find timeless character with wood finishes and a cozy wood-burning stove ideal for cool evenings. Step outside to enjoy a gentle walk-in shoreline, with deep water off the end of the dock perfect for swimming, canoeing, kayaking, or simply soaking in the scenery. Set on a smaller lake with motor restrictions, this property offers 1056 feet of water frontage, rare tranquility, free from the hustle and noise of busier waterways. Recent updates include a new septic system and a completed land survey, giving peace of mind and opening the door for future building potential. Whether you're looking for a traditional cottage getaway or the perfect spot to build your dream lakeside home, 74 Lioness Rd offers unmatched charm, privacy, and possibility.**

Inclusions: **Refrigerator, Oven, Washer**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **04/15/2026**

Rooms

**MLS®#: X13001706**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	2.01 M X 2.8 M	6.59 Ft x 9.18 Ft		
Bedroom	Main	2.98 M X 2.17 M	9.77 Ft x 7.11 Ft		
Bedroom	Main	2.98 M X 2.74 M	9.77 Ft x 8.98 Ft		
Dining Room	Main	2.59 M X 2.89 M	8.49 Ft x 9.48 Ft		
Kitchen	Main	2.44 M X 2.74 M	8.00 Ft x 8.98 Ft		
Living Room	Main	5.91 M X 4.13 M	19.38 Ft x 13.54 Ft		
Bedroom	Lower	3.45 M X 3.79 M	11.31 Ft x 12.43 Ft		
Laundry	Lower	2.67 M X 3.79 M	8.75 Ft x 12.43 Ft		
Bathroom	Main			4	

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