

Property Client Full

74 Lioness Road, Seguin, Ontario P2A 2W8

Listing

[74 Lioness Rd Seguin](#)

Active / Residential Freehold / Detached

MLS®#: **X12360191**

List Price: **\$650,000**

New Listing

Parry Sound/Seguin/Seguin



Tax Amt/Yr: **\$1,515.91/2025** Transaction: **Sale**
 SPIS: **No** DOM: **4**
 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:
 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**
 Holdover: **90**
 Possession: **TBA**

ARN #: **490303000200603**
 Possession Date:

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**
 Island YN:
 Fam Rm: **Yes**
 Basement: **Yes/Partially Finished, Walk Out**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood**
 Interior Feat: **Water Heater Owned, Workbench**
 Heat: **Baseboard, Electric**
 A/C: **No/None**
 Central Vac: **No**
 Apx Age: **51-99**
 Elevator: **No/None**
 Property Feat: **Lake Access, Wooded/Treed**
 Exterior Feat: **Deck, Seasonal Living**
 Roof: **Asphalt Shingle**
 Foundation: **Concrete, Concrete Block**
 Soil Type:
 Alternate Power: **None**
 Water Name: **Lioness Lake**
 Waterfront Y/N: **Yes**
 Water Struct:
 Water Features: **Motorboats Prohibited, Motors Restricted, No Motor**
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 Shoreline: **Clean, Deep, Hard Bottom**
 Shoreline Road Allowance: **None**
 Docking Type: **Private**
 View: **Lake**

Exterior: **Wood**
 Drive: **Private**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cable**
 Security Feat:

Utilities: **No Gas, Hydro, No Sewers, Cable Available, Telephone Available**
 Water: **Other**
 Water Supply Type: **Lake/River**
 Water Meter:
 Waterfront Feat: **Motorboats Prohibited, Motors Restricted, No Motor**
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Waterfront: **Direct** Waterfront Frontage (M): **321.86**
 Easements/Restr: **Easement, Right of Way**
 Dev Charges Paid:
 HST App To SP: **Included In**
 Shoreline Exposure: **North/East**
 Water View: **Direct**
 Lot Shape:
 Channel Name:
 Lot Size Source: **MPAC**

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.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **08/26/2025**

Rooms

MLS® #: X12360191

<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	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2025