

Property Client Full

1085 R Nelson Road, Severn, Ontario L0K 2C0

Listing

**1085 R Nelson Rd Severn**  
**Active / Residential Freehold / Detached**

MLS®#: **S12443313**  
 List Price: **\$399,900**

**New Listing**



**Simcoe/Severn/Rural Severn**

Tax Amt/Yr: **\$2,377.73/2024** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PT LT 1 CON 11 TAY AS IN RO476733 & PT 4, 51R20840; SEVERN**

Style: **Other** Rooms Rooms+: **2+0**  
 Fractional Ownership: BR BR+: **0(0+0)**  
 Assignment: Baths (F+H): **0(0+0)**  
 Link: **No** SF Range: **2000-2500**  
 Storeys: SF Source: **Plans**  
 Lot Irreg: Lot Acres:  
 Lot Front: **707.88** Fronting On:  
 Lot Depth: **81.40**  
 Lot Size Code: **Feet**  
 Zoning: **RU**  
 Dir/Cross St: **County Rd 16 to F.R. Nelson Rd in Severn**

PIN #: **585080205** ARN #: **435104000704101** Contact After Exp: **No**  
 Holdover: **60**  
 Possession: **TBA** Possession Date:

Kitch Kitch + Island YN: <b>0 (0+0)</b>	Exterior: <b>Metal/Side</b>	Utilities: <b>No Gas, Hydro, No Sewers, No Cable, Telephone</b>
Fam Rm: <b>No</b>	Garage: <b>Yes</b>	Water: <b>Well</b>
Basement: <b>/None</b>	Gar/Gar Spcs: <b>Detached Garage/2.0</b>	Water Supply Type: <b>Drilled Well</b>
Fireplace/Stv: <b>Yes</b>	Drive Pk Spcs: <b>10.00</b>	Water Meter:
Fireplace Feat: <b>Wood</b>	Tot Pk Spcs: <b>12.00</b>	Waterfront Feat:
Interior Feat: <b>Storage</b>	Pool: <b>None</b>	Waterfront Struc:
Heat: <b>Forced Air, Oil</b>	Room Size:	Well Capacity:
A/C: <b>/None</b>	Rural Services:	Well Depth:
Central Vac: <b>No</b>	Security Feat:	Sewers: <b>Septic</b>
Property Feat:		Special Desig: <b>Unknown</b>
Roof: <b>Metal</b>		Farm Features:
Foundation: <b>Slab</b>		Winterized:
Topography: <b>Dry, Flat</b>		
Soil Type:		
Waterfront Y/N: <b>No</b>	Waterfront:	Waterfront Frontage (M):
Water Struct:	Easements/Restr:	
Under Contract:	Dev Charges Paid:	HST App To SP: <b>Included In</b>
View:	Lot Shape:	Lot Size Source: <b>MPAC</b>

**Remarks/Directions**

Client Rmks: **This 2,000+ sq. ft. garage/shop sits on a 1.12-acre lot in a convenient location just minutes from Highway 400. The property offers plenty of room for work/storage and with ample outdoor space for parking and maneuvering. A solid opportunity for trades, contractors, or hobbyists looking for a well-sized shop with easy highway access. \* Room measurements and listing information is based on the garage.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **10/03/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Other	Main	13.63 M X 9.1 M	44.71 Ft x 29.85 Ft		
Other	Main	9.25 M X 9.1 M	30.34 Ft x 29.85 Ft		
Bathroom				<b>0</b>	