

Property Client Full

250 & 252 Clear Lake Road, Seguin, Ontario P2A 2W8

Listing

250 & 252 Clear Lake Rd Seguin
Active / Residential Freehold / Detached

MLS®#: X13007248
 List Price: **\$7,249,000**
New Listing



Parry Sound/Seguin/Seguin

Tax Amt/Yr:	\$12,999.00/2025	Transaction:	Sale
SPIS:	No	DOM:	1
Legal Desc:	See Schedule B		

Style:	2 Storey	Rooms Rooms+:	6+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	2(1+1)
Link:	No	SF Range:	2000-2500
Storeys:	2.0	SF Source:	Plans
Lot Irreg:		Lot Acres:	
Lot Front:	508.00	Fronting On:	S
Lot Depth:	0.00		
Lot Size Code:	Feet		
Zoning:	SR1/EP		
Dir/Cross St:	Lake Joseph Rd & Clear Lake Rd		

PIN #:	521920238	ARN #:	490301000700100	Contact After Exp:	No
Holdover:	90	Possession Date:			
Possession:	TBA				

Kitch Kitch +	1 (1+0)	Exterior:	Wood	Utilities:	No Sewers, Telephone Available
Fam Rm:	Yes	Garage:	No	Water:	Other
Basement:	Yes/Crawl Space	Gar/Gar Spcs:	None/0.0	Water Supply Type:	Lake/River
Fireplace/Stv:	Yes	Drive Pk Spcs:	6.00	Waterfront Feat:	Stairs to Waterfront
Fireplace Feat:	Wood	Tot Pk Spcs:	6.00	Waterfront Struc:	Not Applicable
Interior Feat:	Built-In Oven	Pool:	None	Well Capacity:	
Parking Feat:	Private	Room Size:		Well Depth:	
Heat:	Forced Air	Rural Services:		Sewers:	Septic
Heat Source:	Oil	Security Feat:		Special Desig:	Unknown
A/C:	/None			Farm Features:	
Central Vac:	No			Winterized:	
Laundry Lev:	Main				
Property Feat:					
Roof:	Asphalt Shingle				
Foundation:	Block				
Soil Type:					
Alternate Power:	None				
Water Name:	Lake Joseph	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Not Applicable	Dev Charges Paid:		HST App To SP:	Included In
Water Features:	Stairs to Waterfront	Shoreline Exposure:	East, South East		
Under Contract:		Water View:	Direct	Channel Name:	
Access To Property:	Yr Rnd Municipal Rd	Lot Shape:		Lot Size Source:	MPAC
Shoreline:	Natural				
Shoreline Road Allowance:	Owned				
Docking Type:	Private				
View:	Bay				

Remarks/Directions

Client Rmks: **Exceptional Lake Joseph Offering - Two Properties, Endless Possibilities** Presenting a rare opportunity to own two stunning properties side by side on the coveted shores of Lake Joseph-perfect for a family compound, investment, or creating your ultimate lakeside retreat. **Main Property:** Nestled on a private 2.5-acre lot with 203 feet of frontage, this charming home features 3 bedrooms, 2 bathrooms, and a separate guest house. Expansive decks capture breathtaking southeast-facing lake views, ideal for morning coffee, sunset gatherings, or entertaining family and friends. **Adjacent Vacant Treed Property:** This remarkable 4.11-acre lot offers 305 feet of frontage and desirable eastern exposure, welcoming stunning sunrises over the lake. The treed setting provides privacy and a rare canvas to design a custom residence or outdoor retreat tailored to your vision. Both properties enjoy easy access from Highway 400, combining the tranquility and privacy of Muskoka living with convenient travel. Together, they offer a unique opportunity to create a family compound, expand your lakeside lifestyle, or simply own an exceptional slice of one of Canada's most sought-after lakes.

Inclusions: **Stove, Fridge, Stackable Washer and Dryer**

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

Prepared By: MYAN MCLEAN, Administrator

Date Prepared: 04/16/2026

Rooms

MLS®#: X13007248

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
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Sunroom	Main	3.61 M X 4.8 M	11.84 Ft x 15.74 Ft	
Dining Room	Main	3.61 M X 4.95 M	11.84 Ft x 16.24 Ft	
Kitchen	Main	3.7 M X 4.41 M	12.13 Ft x 14.46 Ft	
Living Room	Main	4.57 M X 5.93 M	14.99 Ft x 19.45 Ft	
Laundry	Main	1.43 M X 2.03 M	4.69 Ft x 6.66 Ft	
Bedroom	Second	4.76 M X 4.56 M	15.61 Ft x 14.96 Ft	
Bedroom	Second	2.99 M X 2.99 M	9.80 Ft x 9.80 Ft	
Primary Bedroom	Second	3.61 M X 4.48 M	11.84 Ft x 14.69 Ft	
Bathroom	Main			3
Bathroom	Second			2

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