

Property Client Full

250 Clear Lake Road, Seguin, Ontario P2A 2W8

Listing

[250 Clear Lake Rd Seguin](#)

Active / Residential Freehold / Detached

MLS®#: **X13007084**

List Price: **\$3,495,000**

New Listing

Parry Sound/Seguin/Seguin



Tax Amt/Yr: **\$7,439.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **PCL 24847 SEC SS; LT 1 PL 42M587; SEGUIN**

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
Stores: 2.0	SF Source: MPAC
Lot Irreg:	Lot Acres: 2 - 4.99
Lot Front: 203.00	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: Flexible		

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

Remarks/Directions

Client Rmks: Nestled on a private 2.5-acre lot along the coveted shores of Lake Joseph, this charming property offers an exceptional blend of tranquility and convenience, with an impressive 203 feet of frontage. Enjoy breathtaking southeast-facing views over the lake from expansive decks, perfect for morning coffee, sunset gatherings, or entertaining family and friends. The main home features 3 spacious bedrooms and 2 bathrooms, designed for comfortable, relaxed living. A separate guest house provides ideal space for visitors or extended family, adding versatility to this already inviting retreat. This property is truly made for memorable lakeside living. Conveniently located with easy access to Highway 400, you can enjoy the privacy of cottage country without sacrificing accessibility.

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

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bathroom	Main			3	
Bathroom	Second			2	

