

**Property Client Full**

**3258 Loon Lane, Severn, Ontario L0K 1S0**

Listing

**3258 Loon Lane Severn**

**Active / Residential Freehold / Detached**

**MLS®#: S13029828**

**List Price: \$899,900**

**New Listing**



**Simcoe/Severn/Rural Severn**

Tax Amt/Yr: **\$3,970.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PT LT 19 CON 1 MATCHEDASH PT 4, RD752; T/W RO310945; SEVERN**

Style: **Bungalow Raised** Rooms Rooms+: **6+0**  
 Fractional Ownership: BR BR+: **3(3+0)**  
 Assignment: Baths (F+H): **1(1+0)**  
 Link: **No** SF Range: **700-1100**  
 Storeys: SF Source: **Estimated**  
 Lot Irreg: Lot Acres: **< 0.50**  
 Lot Front: **105.00** Fronting On: **W**  
 Lot Depth: **201.00** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **SR1**  
 Dir/Cross St: **Towerline Rd & Rodds Lane**

PIN #: **740640339** ARN #: **435105000385600** Contact After Exp: **No**  
 Holdover: **180** Survey Year/Type: **None**  
 Possession: **Immediate** Possession Date:

Kitch Kitch + <b>1 (1+0)</b>	Exterior: <b>Wood</b>	Water: <b>Well</b>
Fam Rm: <b>No</b>	Garage: <b>Yes</b>	Water Supply Type:
Basement: <b>/None</b>	Gar/Gar Spcs: <b>Detached Garage/1.0</b>	Water Meter:
Fireplace/Stv: <b>Yes</b>	Drive Pk Spcs: <b>6.00</b>	Waterfront Feat: <b>Dock, Trent System</b>
Interior Feat: <b>Water Heater Owned</b>	Tot Pk Spcs: <b>7.00</b>	Waterfront Struc: <b>Not Applicable</b>
Parking Feat: <b>Private</b>	Pool: <b>None</b>	Well Capacity:
Heat: <b>Baseboard</b>	Room Size:	Well Depth:
Heat Source: <b>Electric</b>	Rural Services:	Sewers: <b>Septic</b>
A/C: <b>/None</b>	Security Feat:	Special Desig: <b>Unknown</b>
Central Vac: <b>No</b>		Farm Features:
Apx Age: <b>51-99</b>		Winterized: <b>No</b>
Property Feat: <b>Golf, Library, Marina, Park, Place of Worship, Skiing</b>		
Exterior Feat: <b>Deck, Privacy, Seasonal Living</b>		
Roof: <b>Metal</b>		
Foundation: <b>Piers</b>		
Topography: <b>Dry</b>		
Soil Type:		
Alternate Power: <b>None</b>		
Lease To Own Items: <b>None</b>		
Water Name: <b>Gloucester Pool</b>	Waterfront: <b>Direct</b>	Island YN: <b>No</b>
Waterfront Y/N: <b>Yes</b>	Easements/Restr: <b>Unknown</b>	
Water Struct: <b>Not Applicable</b>		
Water Features: <b>Dock, Trent System</b>		
Under Contract: <b>None</b>	Dev Charges Paid:	HST App To SP: <b>Not Subject to HST</b>
Access To Property: <b>Yr Rnd Private Rd</b>		
Shoreline: <b>Natural</b>	Shoreline Exposure: <b>South West</b>	
Shoreline Road Allowance: <b>None</b>		
Docking Type: <b>Private</b>	Water View: <b>Direct</b>	Channel Name:
View: <b>Lake, Trees/Woods</b>	Lot Shape: <b>Irregular</b>	Lot Size Source: <b>GeoWarehouse</b>

**Remarks/Directions**

Client Rmks: **Welcome to 3258 Loon Lane on Gloucester Pool-your ultimate summer escape, ready for unforgettable weekends on the water. This charming 3-season cottage offers 3 bedrooms, a 3-piece bathroom, & a bright open-concept kitchen, living, & dining area anchored by a cozy woodstove. Step outside to a spacious waterfront deck-perfect for entertaining, outdoor dining, or simply soaking in the views. Designed for hosting, the property also features a bunkie for overflow guests & an oversized single-car garage for all your toys. With a durable metal roof (2022), drilled well, septic system, & 105 feet of shoreline on a generous 0.48-acre lot, everything is set for easy cottage living. Gloucester Pool is a full-service lake with gas access & multiple restaurants, set along the Trent-Severn Waterway. From here, you're just one lock away from Georgian Bay & moments from the iconic Big Chute Marine Railway. Whether your days are filled with fishing at sunrise, wakeboarding & tubing in the afternoon, or winding down with a glass of wine as the sun sets over the water, this property delivers the full cottage lifestyle ready to enjoy this summer! Located only 1.5 hours from the GTA.**

Inclusions: **Fridge, Stove**

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

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: **04/22/2026**

Rooms

**MLS®#: S13029828**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Living Room</b>	<b>Main</b>	<b>4.72 M X 2.34 M</b>	<b>15.48 Ft x 7.67 Ft</b>		
<b>Kitchen</b>	<b>Main</b>	<b>2.36 M X 3.04 M</b>	<b>7.74 Ft x 9.97 Ft</b>		
<b>Primary Bedroom</b>	<b>Main</b>	<b>2.32 M X 2.88 M</b>	<b>7.61 Ft x 9.44 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.28 M X 2.88 M</b>	<b>7.48 Ft x 9.44 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.31 M X 2.6 M</b>	<b>7.57 Ft x 8.53 Ft</b>		
<b>Dining Room</b>	<b>Main</b>	<b>4.78 M X 2.42 M</b>	<b>15.68 Ft x 7.93 Ft</b>		
<b>Bathroom</b>	<b>Main</b>			<b>3</b>	

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