

## 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**

### Parry Sound/Seguin/Seguin



Tax Amt/Yr: **\$7,439.00/2025**      Transaction: **Sale**  
 SPIS: **No**      DOM: **43**  
 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**  
 Storeys: **2.0**      SF Source: **MPAC**  
 Lot Irreg:      Lot Acres: **2 - 4.99**  
 Lot Front: **203.00**      Fronting On: **S**  
 Lot Depth: **0.00**      Builder Name:  
 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**      Survey Year/Type: **Available**  
 Possession: **Flexible**      Possession Date:

Kitch Kitch + <b>1 (1+0)</b> Fam Rm: <b>Yes</b> Basement: <b>Yes/Crawl Space</b> Fireplace/Stv: <b>Yes</b> Fireplace Feat: <b>Wood</b> Interior Feat: <b>Built-In Oven</b> Parking Feat: <b>Private</b> Heat: <b>Forced Air</b> Heat Source: <b>Oil</b> A/C: <b>/None</b> Central Vac: <b>No</b> Laundry Lev: <b>Main</b> Property Feat: Roof: <b>Asphalt Shingle</b> Foundation: <b>Block</b> Soil Type: Alternate Power: <b>None</b> Water Name: <b>Lake Joseph</b> Waterfront Y/N: <b>Yes</b> Water Struct: <b>Not Applicable</b> Water Frontage: <b>61.87</b> Water Features: <b>Stairs to Waterfront</b> Under Contract: Access To Property: <b>Yr Rnd Municipal Rd</b> Shoreline: <b>Natural</b> Shoreline Road Allowance: <b>Owned</b> Docking Type: <b>Private</b> View:	Exterior: <b>Wood</b> Garage: <b>No</b> Gar/Gar Spcs: <b>None/0.0</b> Drive Pk Spcs: <b>6.00</b> Tot Pk Spcs: <b>6.00</b> Pool: <b>None</b> Room Size: Rural Services: Security Feat:	Water: <b>Other</b> Water Supply Type: <b>Lake/River</b> Water Meter: Waterfront Feat: <b>Stairs to Waterfront</b> Waterfront Struc: <b>Not Applicable</b> Well Capacity: Well Depth: Sewers: <b>Septic</b> Special Desig: <b>Unknown</b> Farm Features: Winterized:
Waterfront: <b>Direct</b> Easements/Restr: <b>Unknown</b> Island YN: <b>No</b>	Dev Charges Paid: Shoreline Exposure: <b>South East</b>	HST App To SP: <b>Included In</b> Channel Name: Lot Size Source: <b>MPAC</b>

#### 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: **05/28/2026**

Rooms

MLS®#: **X13007084**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
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		

<b>Laundry</b>	<b>Main</b>	<b>1.43 M X 2.03 M</b>	<b>4.69 Ft x 6.66 Ft</b>	
<b>Bedroom</b>	<b>Second</b>	<b>4.76 M X 4.56 M</b>	<b>15.61 Ft x 14.96 Ft</b>	
<b>Bedroom</b>	<b>Second</b>	<b>2.99 M X 2.99 M</b>	<b>9.80 Ft x 9.80 Ft</b>	
<b>Primary Bedroom</b>	<b>Second</b>	<b>3.61 M X 4.48 M</b>	<b>11.84 Ft x 14.69 Ft</b>	
<b>Bathroom</b>	<b>Main</b>			<b>3</b>
<b>Bathroom</b>	<b>Second</b>			<b>2</b>

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