

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

Parry Sound/Seguin/Seguin



Tax Amt/Yr: \$12,999.00/2025	Transaction: Sale	
SPIS: No	DOM: 43	
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	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: TBA	Possession Date:	

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	Water Meter:
Fireplace Feat: Wood	Tot Pk Spcs: 6.00	Waterfront Feat: Stairs to Waterfront
Interior Feat: Built-In Oven	Pool: None	Waterfront Struc: Not Applicable
Parking Feat: Private	Room Size:	Well Capacity:
Heat: Forced Air	Rural Services:	Well Depth:
Heat Source: Oil	Security Feat:	Sewers: Septic
A/C: /None		Special Desig: Unknown
Central Vac: No		Farm Features:
Laundry Lev: Main		Winterized:
Property Feat:		
Roof: Asphalt Shingle		
Foundation: Block		
Soil Type:		
Alternate Power: None		
Water Name: Lake Joseph		
Waterfront Y/N: Yes	Waterfront: Direct	Island YN: No
Water Struct: Not Applicable	Easements/Restr: Unknown	
Water Frontage: 154.83		
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: East, South East	
Shoreline: Natural		
Shoreline Road Allowance: Owned		
Docking Type: Private	Water View: Direct	Channel Name:
View: Bay	Lot Shape:	Lot Size Source: MPAC

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: 05/28/2026

Rooms

MLS®#: X13007248

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	
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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