

Property Client Full

252 Clear Lake Road, Seguin, Ontario P2A 2W8

Listing

252 Clear Lake Rd Seguin

Active / Residential Freehold / Vacant Land

MLS®#: X13007186

List Price: \$3,795,000

New Listing

Parry Sound/Seguin/Seguin



Tax Amt/Yr: \$5,560.00/2025 Transaction: Sale
SPIS: No DOM 1
Legal Desc: PCL 26552 SEC SS; PT BLK 8 PL 42M587 PT 1 42R14425; SEGUIN

Style: Rooms Rooms+: +0
Fractional Ownership: BR BR+: 0(+0)
Assignment: Baths (F+H): 0(0+0)
Link: SF Range:
Storeys: SF Source: MPAC
Lot Front: 305.00 Fronting On: S
Lot Depth: 0.00
Lot Size Code: Feet
Zoning: SR1 & EP
Dir/Cross St: LAKE JOSEPH RD & CLEAR LAKE RD

PIN #: 521920261 ARN #: 490301000700102 Contact After Exp: No
Holdover: 90
Possession: Flexible Possession Date:

Kitch Kitch + 0 (0+) Garage: Utilities: No Gas, Hydro Available
Heat Source: Room Size: No Sewers, No Cable, Telephone Available
Central Vac: No Rural Services:
Property Feat: Security Feat:
Soil Type: Water Supply Type:
Alternate Power: None Water Meter:
Waterfront Feat: Not Applicable
Waterfront Struc: Not Applicable
Well Capacity:
Well Depth:
Special Desig: Unknown
Farm Features:
Winterized:

Water Name: Lake Joseph
Waterfront Y/N: Yes
Water Struct: Not Applicable
Water Features: Not Applicable
Under Contract:
Access To Property: Yr Rnd Municipal Rd
Shoreline: Natural
Shoreline Road Allowance: Owned
Docking Type: None
View: Waterfront: Direct
Easements/Restr: Unknown
Island YN: No
Dev Charges Paid: HST App To SP: Included In
Shoreline Exposure: East
Water View: Direct
Channel Name:
Lot Shape: Lot Size Source: MPAC

Remarks/Directions

Client Rmks: Discover a rare opportunity on the prestigious shores of Lake Joseph with this exceptional vacant, treed property. Offering 4.11 acres and an impressive 305 feet of frontage, this beautifully wooded parcel provides the perfect canvas to build your dream cottage or year-round home, surrounded by natural privacy. Enjoy desirable eastern exposure, welcoming stunning sunrises and soft morning light across the water, an ideal setting for peaceful lakeside living. The mature trees enhance the sense of seclusion while still allowing for endless possibilities in designing your custom build and outdoor spaces. Ideally located with easy access to Highway 400, this property combines the serenity of Muskoka with convenient travel. A truly outstanding opportunity to create something special on one of the region's most sought-after lakes.

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

Prepared By: MYAN MCLEAN, Administrator

Date Prepared: 04/16/2026