

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

Parry Sound/Seguin/Seguin



Tax Amt/Yr: \$5,560.00/2025 Transaction: Sale
SPIS: No DOM: 43
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 Builder Name:
Lot Size Code: Feet
Zoning: SR1 & EP
Dir/Cross St: LAKE JOSEPH RD & CLEAR LAKE RD

PIN #: 521920261
Holdover: 90
Possession: Flexible

ARN #: 490301000700102
Possession Date:

Contact After Exp: No
Survey Year/Type: Available

Kitch Kitch + 0 (0+)
Heat Source:
Central Vac: No
Property Feat:
Soil Type:
Alternate Power: None

Garage:
Room Size:
Rural Services:
Security Feat:

Utilities: No Gas, Hydro Available
No Sewers, No Cable, Telephone Available

Water Supply Type:
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 Frontage: 92.96
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
Dev Charges Paid:
Shoreline Exposure: East
Water View: Direct
Lot Shape:

Island YN: No
HST App To SP: Included In
Channel Name:
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

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